

NORTH PARK ■ ■ ■  
**DRYDEN**  
HISTORICAL  
■ ■ ■ ■ ■ ■ DISTRICT



DRAFT DISTRICT NOMINATION  
FOR THE PROPOSED  
NORTH PARK DRYDEN HISTORICAL DISTRICT

**Issued May 25, 2007**



# EXECUTIVE SUMMARY





# EXECUTIVE SUMMARY



The North Park Community Association (NPCA) History Committee has prepared this application to nominate a portion of North Park as a historical district. This application provides all the information required for a nomination, including Geographic Boundaries; a Statement of Significance establishing the historical significance of the district under adopted Board criteria; Site Surveys of all properties within the district boundaries (DPR-523 forms); identification of Contributing Sites and Non-contributing Sites; and identification of District Features. The information is organized in the State of California District Record format. This application also provides

documentation of the extensive community outreach program conducted by the NPCA History Committee.

## GEOGRAPHIC BOUNDARIES

The North Park Dryden Traditional Historical District is a concentration of 134 bungalows and other homes clustered in a seven-block area in the Greater North Park community. The proposed District includes both sides of Pershing Avenue and 28<sup>th</sup> Street from the north edge of Balboa Park to just north of Landis Street. 28<sup>th</sup> Street was originally named Idaho Street; Pershing Avenue was named Oregon Street until it was connected to Pershing Drive in 1922.

The *Historical Greater Mid-City San Diego Preservation Strategy* proposed that this neighborhood be designated as one of three Historical Districts in North Park. The firm of Wayne Donaldson Architects prepared the Strategy for the City of San Diego in 1996. The City Historical Resources Board has already designated the other two neighborhoods, Burlingame and Shirley Ann Place, as historical districts.

## STATEMENT OF SIGNIFICANCE

The recommendation for the formation of this district was partially based on a Statement of Significance prepared by Alex Bevil in 1992. This statement was expanded and revised by Donald Covington in 1998. Mr. Covington (1929-2002), who lived in the proposed district, was the author of a history of the Burlingame neighborhood, and the recently published book, North Park: A San Diego Urban Village, 1896-1946, which was completed by the NPCA History Committee in 2007. According to the City's website, three homes within the proposed district have been designated as historic resources by the Historic Resources Board: #428, the John Kenney House at 3571 28<sup>th</sup> Street; #452 the Theresa J. Kline House at 3505 28<sup>th</sup> Street; and #456, the John Carman Thurston House at 3446 28<sup>th</sup> Street. All three were designed and built by David Owen Dryden. Other homeowners have filed for designation and are awaiting review by the City. According to previous surveys of the district area, there are 23 homes that could be designated as Individually Significant.

The district qualifies under several City of San Diego criteria, as summarized below and discussed in detail in the application, which also presents information on District Features.



Historical District Criteria: The North Park Dryden Historical District meets three of the City of San Diego criteria for the designation of a Historical District:

- Criterion B - Historic Persons: The district is identified with several significant persons in North Park and San Diego history, primarily members of the Klicka Family. The Klicka brothers owned a large lumber company on 30<sup>th</sup> Street, built the North Park Theater and were active in the business community.
- Criterion C - Architecture: Homes in the district embody distinctive characteristics of style, type, period, or method of construction, including Arts & Crafts residential architecture (Craftsman style), Spanish revival architecture and California Bungalows. The proposed North Park Dryden Historical District is a Streetcar suburb and an early Single Family neighborhood.
- Criterion D - Work of a Master: Homes in the proposed North Park Dryden Historical District are representative of the notable work of master builders, designers or craftsmen, including David Owen Dryden and Edward F. Bryans who both lived in the neighborhood.

Craftsman-Builders: Twenty of the structures in this district were built to the plans of master craftsman David Owen Dryden between 1915 and 1919. These houses are among the best examples of Dryden's work in San Diego. The design and construction of these homes express a close relationship between the earth and personal shelter exemplified by the Arts and Crafts movement of the early part of the twentieth century.

Other notable craftsmen built homes within the proposed district. Edward F. Bryans designed and built more than a dozen homes on Pershing Avenue and 28<sup>th</sup> Street as well as apartment buildings on Park Boulevard and mixed-use commercial buildings on University Avenue. During the second decade of the twentieth century, both Dryden and Bryans lived with their family in the proposed district. Other notable craftsmen built homes in the proposed district: Ralph Hurlburt, Charles Tifal, Alexander Schreiber and William E. Gibb.

Period of Significance: The period of significance proposed for the North Park Dryden Historical District is 1912-1941. Subdivision of land north and east of the planned City park began as early as the 1870s, although the construction of homes on most of these "paper" tracts did not begin until streetcar service was available on University Avenue in the 1907 and on 30<sup>th</sup> Street north of Switzer Canyon in the following year. The lots on the east side of 28<sup>th</sup> Street are in the West End Tract, which was laid out in paper as early as 1872. Lots in West End Tract were 100 feet in depth, with relatively small blocks similar to downtown San Diego. Lots on Pershing Avenue and on the west side of 28<sup>th</sup> Street are part of the western section of the Park Villas Tract that was first surveyed in 1870, with a subdivision map filed in 1887. Lots in the Park Villas Tract were deeper and backed onto alleys.

Home construction in the District began in 1912, five years after streetcars began service on University Avenue, just to the north. The first public school in North Park was built in the Park Villas Tract to the north of the Dryden District in 1910. Most lots were developed by the late 1920s. Early homes in the district reflect the Arts and Crafts movement; many later homes reflect a Spanish revival character. While some later homes are present and most homes have minor modifications, the neighborhood retains its early streetscape character.

## **SITE SURVEYS**

DPR-523 forms have been completed for each resource in the district. The forms identify Contributing, Non-contributing, and Individually Significant resources. In addition, a Resource Map is included. The map identifies which resources are contributing (C), Non-contributing (NC), and Individually Significant (IS). The map also indicates the houses built by David Owen Dryden and Edward F. Bryans. Each form has a recent color photograph of the structure.



## **DESIGN GUIDELINES**

Design Guidelines for the proposed District were discussed at neighborhood open houses on the Historical District formation, as well as at street-based social gatherings on both Pershing Avenue and 28th Street. Draft Guidelines were prepared in January 2007. Based on the discussion at these meetings, the Secretary of the Interior's Standards and Guidelines are proposed for use in the North Park Dryden Historical District. These Standards and Guidelines are included as Appendix C of this notebook.

## **COMMUNITY OUTREACH**

The NPCA History Committee has conducted a thorough effort to inform the neighborhood about the proposed district, and obtain community input. Three open houses have been held, on April 3, 2004; January 15, 2005; and April 15, 2007. Presentations about the proposed district and designation process were made at the 2004 and 2005 NPCA Annual Meetings. Most recently, a homeowner mailer and request for signature of support were sent to the address of record of each District Resource. As of May 17, a total of 81 signature sheets were returned and 74 were signed yes. Several owners attached notes of support, commenting, "I am 100% for this project!" "We have always tried to maintain the historic integrity." and "Thank you for your efforts in our community & for answering our questions at the open house!" This application documents the community outreach efforts, and includes copies of the individual signature sheets as well as a summary table of owner responses.

The community is eagerly awaiting designation of this neighborhood to preserve its special character and provide homeowners with additional incentive and resources (through Mills Act property tax reduction) to maintain its unique historical integrity.



# METHODOLOGY





## METHODOLOGY



The primary source of information for this application was the City of San Diego Department of Planning [Historical Greater Mid-City San Diego Preservation Strategy](#), (the “Strategy”) prepared by Architect Milford Wayne Donaldson, FAIA, Inc.; IS Architecture; and RNP/Roesling Nakamura Architects, Inc. in July 1996. The Strategy set boundaries, presented the Statement of Significance, and classified resources as Individually Significant, Contributing, and Non-contributing (see map on the next page which was taken from Volume 3, page 17 of the Strategy, “Boundaries of the potential David O. Dryden Historic District”). The Boundary Justification for the district is presented in the Strategy in Volume 3, page 16 as follows:

“The proposed boundary encompasses the highest concentration of Dryden designed residences that effect a district relationship.”

The “Tabular List of Contributing and Individually Significant Structures within the District” (presented in the Strategy after Volume 3, page 22), in addition to the “District Forms and DPRs prepared for the Greater North Park Survey” for the historic resources attributed to David O. Dryden (presented in the Strategy after Volume 3, page 23) formed the basis for the material compiled in this application. From 2005 to 2007, new field surveys were conducted for each resource, new photos

were taken, and updated descriptions were prepared based on the current dominant physical characteristics of each structure. Updated DPRs were prepared for each of the 134 resources in the proposed district. Records of the County of San Diego Assessor were checked in January 2007 for changes in ownership. Some owners also sent updated information with their Signature of Support Sheet in response to the homeowner mailer sent in March 2007.

The updated DPR 523 forms for each resource follow. The DPRs are presented in numerical order according to the Map Code developed for this application. The [Resource Map 2007](#) (which is in the appendix) indicates the numbering. The Map Codes are arranged from south to north, starting with the west side of Pershing Avenue from Upas to Landis Streets, then the east side of Pershing Avenue from Upas to Landis Streets, then the west side of 28<sup>th</sup> Street from Upas to Landis Streets, and finally the east side of 28<sup>th</sup> Street from Upas to Landis Streets. Resources accessing only east-west streets (Upas Street, Dwight Street, and Landis Street) have the highest Map Code numbers.



# DISTRICT RECORD





Page 1 of 8

\*NRHP Status Code:

\*Resource Name or # (Assigned by recorder):

**D1. Historic Name:** North Park Dryden Historical District

**D2. Common Name:** Dryden District

**\*D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, & minor features. List all elements of district.):

The proposed North Park Dryden Historical District is a cluster of 134 homes located on six full and two partial city blocks north of the eastern edge of Balboa Park. Initially a streetcar suburb, about 95% of the homes were built between 1912 and 1926. Nearly all of the homes built during this period retain their Craftsman, Spanish Colonial Revival or California Bungalow details, even though many have been modified. In addition, the District contains several California Ranch style bungalows from the early 1940s. The proposed North Park Dryden Historical District is a finite group of resources related to each other in a clearly distinguishable way and located within a geographically defined area. The proposed District:

- Has the special character of a streetcar suburb, primarily built between 1912 and 1926.
- Has historical interest as the residence of several prominent San Diegans, most notably members of the Klicka Family.
- Has aesthetic value as an intact single-family residential neighborhood, with only two of the resources built outside of the period of significance: 1912–1945.
- Represents four architectural styles in the development of the City: Craftsman from 1912 through the early 1920s, Spanish Revival from the period after the Panama Exposition in 1915, California Bungalow up through 1926 and California Ranch from the early 1940s.
- Encompasses the work of several master builders, designers, and craftsmen, including David Owen Dryden and Edward F. Bryans.

The District setting, visual character and individual resources are described on a continuation sheet (page 2, form DPR 523L).

**\*D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The proposed Dryden District would occupy both sides of Pershing Avenue and 28<sup>th</sup> Street from Upas Street (the northern edge of Balboa Park) north to a point 200 feet north of Landis Street. The District would include houses facing on intersecting streets within 150 feet of either Pershing Avenue or 28<sup>th</sup> Street. See District map on a continuation sheet (page 9, form DPR 523J)

**\*D5. Boundary Justification:**

Nearly all of the houses in the District were built within the short period from 1912 through 1926, although it is located in two development tracts. Well-known craftsman designer-builders designed and built many of these houses. Two of San Diego's best known craftsman lived in the District: David Owen Dryden who built 20 homes in the District and Edward F. Bryans who built 15 homes there. In comparison with adjacent neighborhoods, a very high percentage of the homes within the boundary are identified as contributing structures.

**\*D6. Significance:** Early Streetcar Neighborhood      **Theme:** Craftsman and other Single-Family Bungalows  
**Area:** North Park, San Diego, California      **Period of Significance:** Early 20<sup>th</sup> Century – 1912 through 1941  
**Applicable Criteria:** B. Historic Persons, C. Architecture, D. Work of a Master

This proposed North Park Dryden Historical District is notable for its integrity. Nearly all of the parcels in the district were developed over a relatively short period of time, and these structures are largely intact. The streetscape of the District today appears much the way they would have appeared in 1925. While the District contains significant examples of pre-1920 craftsman homes, it also features Mission- and Spanish Revival bungalows from the 1920s, numerous California Bungalows and a handful of California Ranch structure from the early 1940s.

This significance summary identifies the historical importance of the proposed district based on three (of five) City of San Diego Historical Resources Board (HRB) Designation Criteria. It draws from a **Historical Context Statement** based on a 1992 **Statement of Significance** prepared by Alex Bevil as part of a historic building survey completed for the City of San Diego. This 1992 report was edited and expanded by Donald Covington in 1998.

See continuation sheet for a discussion of the Criteria (pages 5-6, form DPR 523L).

**\*D7. References:** See Reference listing on continuation sheet (page 7, form DPR 523L)

**\*D8. Evaluator(s):** Daniel Marks, AIA, George Franck AICP, & Katherine Hon, P.E.      **Date:** April 9, 2007  
**Affiliation and Address:** North Park Community Association, History Committee  
P.O. Box 4488, San Diego, CA 92164

**\*D3. Detailed Description** (Continued from page 1)

**Setting** – The Dryden District is located on a flat mesa between Balboa Park on the south and a commercial corridor located a block and a half north of the neighborhood. This corridor was served by a streetcar in 1907 and retains a high level of transit service. Higher density residential buildings, many of them built within the past 20-years, occupy the area between the proposed District and the commercial area. There are several active recreations uses in the Park to the south of the neighborhood, including tennis courts and a historic municipal swimming pool. The neighborhoods to the east and west of the Dryden District have fewer craftsman resources and a higher percentage of recent multiple family structures.

**Visual Characteristics** – The homes within the Dryden District are uniformly 1- to 2-floors in height, with a common setback from the street of 10- to 15-feet. Nearly all structures are located on 35– to 50-foot lots. As in the past, grass lawns and foundation plants landscape the front of the homes; street trees are located in most parkway strips. Garages are barely visible from the street, located behind most homes with access from an alley or side-yard driveways.

**Minor features** – Nearly all of the homes in the District are sided in wood & stucco, with large windows and front doors directly facing the street. Most homes have large windows and front porches, and have flat or generally low-pitched roofs. Retention of these minor features on most structures provides an atmosphere of a residential neighborhood in the 1920s.

**Historic Sites** – The City of San Diego has designated three Historic Resources within the proposed District:

Site #428	John Kenney House	3571 28th Street	Proposed District Resource Map Code # 110
Site #452	Theresa J. Kline House	3505 28 <sup>th</sup> Street	Proposed District Resource Map Code# 103
Site #456	John Carman Thurston House	3446 28 <sup>th</sup> Street	Proposed District Resource Map Code# 71

The addresses of the 134 structures within the proposed boundary of the North Park Dryden Historical District are listed on the following Table (page 3).

Photos Taken By: Daniel J. Marks, AIA

April 2007



The picture above is on the corner of Myrtle Avenue and 28<sup>th</sup> Street looking North East. Resource #103 is in the foreground



The picture above is the corner of Dwight Street and Pershing Avenue looking North East at Resource #53 (foreground).

\*D3. Detailed Description (Continued from page 2)

**Structures within the North Park Dryden Historical District**  
January 2007

Code	APN	Address	C/NC	Code	APN	Address	C/NC
1	453-391-14	3404 Pershing	C	49	453-333-04	3565-67 Pershing	C
2	453-391-15	3410 Pershing	C	50	453-333-03	3575 Pershing	IS
3	453-391-16	3420 Pershing	C	51	453-333-02	3585 Pershing	C
4	453-391-17	3424 Pershing	C	52	453-333-01	3593 Pershing	C
5	453-391-18	3432 Pershing	C	53	453-232-13	3607 Pershing	C
6	453-391-19	3444 Pershing	C	54	453-232-12	3611 Pershing	C
7	453-391-20	3448 Pershing	C	55	453-232-11	3619 Pershing	C
8	453-332-16	2632-38 Myrtle	C	56	453-232-10	3629 Pershing	C
9	453-332-17	3510-12 Pershing	C	57	453-232-09	3635 Pershing	C
10	453-332-18	3520-22 Pershing	C	58	453-232-08	3645 Pershing	C
11	453-332-19	3530 Pershing	C	59	453-232-07	3653 Pershing	C
12	453-332-20	3536 Pershing	C	60	453-232-06	3659-61 Pershing	C
13	453-332-21	3544 Pershing	C	61	453-232-05	3667 Pershing	C
14	453-332-22	3552 Pershing	C	62	453-232-04	3675 Pershing	C
15	453-332-23	3562 Pershing	C	63	453-232-03	3685 Pershing	C
16	453-332-24	3570 Pershing	C	64	453-232-02	3691 Pershing	C
17	453-332-25	3578 Pershing	C	65	453-092-12	2704 Landis	C
18	453-332-26	3584 Pershing	C	66	453-392-14	2738 Upas	C
19	453-332-28	3592 Pershing	C	67	453-392-11	3412 28 <sup>th</sup>	IS
20	453-231-17	3604 Pershing	C	68	453-392-10	3420 28 <sup>th</sup>	C
21	453-231-18	3612-14 Pershing	C	69	453-392-09	3430 28 <sup>th</sup>	C
22	453-231-19	3620 Pershing	C	70	453-392-08	3438 28 <sup>th</sup>	NC
23	453-231-20	3626-28 Pershing	C	71	453-392-07	3446 28 <sup>th</sup>	IS
24	453-231-21	3638-40 Pershing	C	72	453-333-24	3506 28 <sup>th</sup>	C
25	453-231-22	3642-46 Pershing	C	73	453-333-23	3516 28 <sup>th</sup>	IS
26	453-231-23	3652 Pershing	C	74	453-333-22	3520 28 <sup>th</sup>	C
27	453-231-24	3660 Pershing	IS	75	453-333-21	3528 28 <sup>th</sup>	C
28	453-231-25	3668-70 Pershing	C	76	453-333-20	3536 28 <sup>th</sup>	IS
29	453-231-26	3676 Pershing	C	77	453-333-19	3546 28 <sup>th</sup>	IS
30	453-231-27	3686 Pershing	C	78	453-333-18	3554 28 <sup>th</sup>	IS
31	453-231-28	3694 Pershing	C	79	453-333-17	3560 28 <sup>th</sup>	C
32	453-091-15	3706 Pershing	C	80	453-333-16	3570 28 <sup>th</sup>	C
33	453-091-16	3712 Pershing	C	81	453-333-15	3574 28 <sup>th</sup>	C
34	453-091-17	3720 Pershing	NC	82	453-333-14	3584 28 <sup>th</sup>	C
35	453-091-18	3420 Pershing	IS	83	453-333-13	3594 28 <sup>th</sup>	C
36	453-392-05	2704 Upas	C	84	453-232-25	3604 28 <sup>th</sup>	NC
37	453-392-04	3415 Pershing	C	85	453-232-24	3614 28 <sup>th</sup>	IS
38	453-392-03	3425 Pershing	C	86	453-232-23	3620 28 <sup>th</sup>	C
39	453-392-02	3429-33 Pershing	C	87	453-232-22	363028 <sup>th</sup>	C
40	453-392-01-01	3604 Pershing	NC	88	453-232-21	3638 28 <sup>th</sup>	IS
	453-392-01-02	2707 Myrtle	NC	89	453-232-20	3644 28 <sup>th</sup>	IS
	453-392-01-03	3435 Pershing	C	90	453-232-19	3650 28 <sup>th</sup>	C
41	453-333-12	3503 Pershing	IS	91	453-232-18	3660 28 <sup>th</sup>	C
42	453-333-11	3511 Pershing	IS	92	453-232-17	3668 28 <sup>th</sup>	C
43	453-333-10	3521 Pershing	C	93	453-232-16	3676 28 <sup>th</sup>	IS
44	453-333-09	3527 Pershing	IS	94	453-232-15	3686 28 <sup>th</sup>	C
45	453-333-08	3535 Pershing	C	95	453-232-14	2729 Landis & 3696 28 <sup>th</sup>	C
46	453-333-07	3543 Pershing	IS	96	453-092-27	3706 28 <sup>th</sup>	IS
47	453-333-06	3553 Pershing	C	97	453-404-06	3405 28 <sup>th</sup>	C
48	453-333-05	3557-59 Pershing	IS	98	453-404-05	3411 28 <sup>th</sup>	C

**\*D3. Detailed Description** (Continued from page 3)

**Structures within the North Park Dryden Historical District**  
January 2007

Code	APN	Address	C/NC
99	453-404-04	3419 28 <sup>th</sup>	C
100	453-404-03	3429 28 <sup>th</sup>	C
101	453-404-02	3435 28 <sup>th</sup>	C
102	453-404-01	3445 28 <sup>th</sup>	C
103	453-401-07	3505 28 <sup>th</sup>	IS
104	453-401-13	3511 28 <sup>th</sup>	C
105	453-401-14	3519 28 <sup>th</sup>	C
106	453-401-15	3529 28 <sup>th</sup>	C
107	453-401-16	2801-03 Capps	C
108	453-244-06	3553 28 <sup>th</sup>	IS
109	453-244-05	3563 28 <sup>th</sup>	C
110	453-244-04	3571 28 <sup>th</sup>	IS
111	453-244-03	3575 28 <sup>th</sup>	C
112	453-244-02	3585 28 <sup>th</sup>	C
113	453-244-01	3595 28 <sup>th</sup>	C
114	453-241-07	3605 28 <sup>th</sup>	C
115	453-241-08	3611 28 <sup>th</sup>	C
116	453-241-09	3619 28 <sup>th</sup>	C
117	453-241-10	3629 28 <sup>th</sup>	C
118	453-241-11	3635 28 <sup>th</sup>	C
119	453-241-12	3645 28 <sup>th</sup>	C
120	453-104-06	3705 28 <sup>th</sup>	C
121	453-104-05	3711 28 <sup>th</sup>	C
122	453-104-04	3715-19 28 <sup>th</sup>	C
123	453-104-03	3727 28 <sup>th</sup>	C
124	453-391-13	2628 Upas	NC
125	453-392-06	2718 Upas	C
126	453-392-13	2728 Upas	C
127	453-092-13	2710 Landis	IS
128	453-092-14	2716 Landis	NC
129	453-092-26	3712 28 <sup>th</sup>	NC
130	453-401-11	2815-17 Capps	NC
131	453-332-27	2627 Dwight	NC
132	453-232-01	2715 Landis	NC
133	453-232-02	2727-29 Landis	C
134	453-091-14	2628 Landis	NC

Page 5 of 8

\*D6. **Significance:** (Continued from page 1)

**Criterion B - Historic Persons:** The district is identified with several significant persons in local history from the turn of the 20th century through the 1920s.

- **Klicka Family** - Emil and George Klicka were the owners of the Klicka Lumber Company located on 30th Street, just north of University Avenue. Emil Klicka was the developer of the North Park Theater, designed by Charles Quayle; both brothers were leaders in the San Diego business community during the first half of the 20th century. George and Wilhelmina Klicka lived at 3543 Pershing Avenue (resource #46), a house built by David Owen Dryden in 1917 and sold to them by the Stevens & Hartley real estate firm. Emil and Jesse Klicka raised their family at 3506 28th Street (#72), moving to 3404 Pershing Avenue (#1) in the 1940s.
- **Joseph Nash** - An early San Diego businessman whose general merchandise store on the New Town waterfront was purchased by his clerk, George Marston, in 1873, Nash was the first owner to survey the Park Villas Tract in May 1870; filing Subdivision Map #438 on the Tract in October 1887. This tract included the area of the proposed district west of 28th Street.
- **John Held** - A City Council member during the 1915 Panama Exposition in Balboa Park and the owner of a grocery store on Park Boulevard, John Held and his wife Daisy lived at 3562 Pershing Avenue (#15). Charles M. Williams built this house for Mr. Held in 1915.
- **Charles Small** - The manager of the Bishop Cracker & Candy Company, Mr. Small was considered the "father" of the reconstructed Pershing Drive that connected North Park with downtown San Diego for automobile travel in 1923. He lived at 3527 Pershing Avenue (#44), a house built by David Owen Dryden in 1918.
- **Dudley D. Williams** - A national executive with the Piggly Wiggly grocery store chain, Mr. Williams opened Piggly Wiggly stores in downtown San Diego and in North Park. He became a permanent San Diego resident and Joseph Carlson Kelley built a Spanish Revival home at 3594 28<sup>th</sup> Street (#83) for him in 1926.

**Criterion C - Architecture:** Built as a streetcar suburb before the common use of the automobile for local travel in the mid-1920s, the proposed district is located south of the University Avenue streetcar line that opened in 1907. The proposed District is single family in character; the homes in the proposed district embody the distinctive characteristics of four primary architectural styles:

- **Arts & Crafts** - Nearly one-third of the homes in the proposed district are Craftsman style, built primarily before the 1920s. Low-sloping roofs with broad overhangs and exposed structure, wooden siding and large windows characterize the design of these homes. Well-known Craftsmen-builders David Owen Dryden and Edward F. Bryans built many homes in the District and lived there with their families.
- **Mission Revival and Spanish Revival** - One out of eight homes in the proposed District are Mediterranean style architecture, popularized by the Panama Exposition in Balboa Park and built primarily in the 1920s. These homes are usually stucco (although one Mission Revival home in the district is brick); with either moderately sloped Spanish tile roofs or flat roofs and parapets.
- **California Bungalow** - Similar in form with many of the craftsman homes, about half of the homes are identified as California Bungalows. Built between the Panama-American Exposition in 1915 and the mid-1920s, these homes had front porches, simple architectural details, open floor plans and large windows. Bungalows within the proposed District reflect Prairie, American Colonial and other period-revival details.
- **California Ranch** - Four residential projects were built in the early 1940s and illustrate how the California Bungalow style evolved into the mid-Twentieth Century California Ranch. Two of these are one-story houses, built with American Colonial detailing: 3565-67 Pershing Avenue (#49) and 3585 Pershing Avenue (#51). Two California Ranch style multiple-unit residential projects were also built in this period: a 4-unit project at 2632-38 Myrtle Street (#8) and a 2-unit project at 2815-17 Capps Street (#132).

Page 6 of 8

\*D6. **Significance:** (Continued from page 5)

**Criterion D - Work of a Master:** Homes in the proposed District represent notable work of master builders, designers or craftsmen.

- **David Owen Dryden** was a builder and craftsman who built more than 50 homes in the neighborhoods north of Balboa Park between 1911 and 1919. At least 20 homes in the proposed District were designed and built by Dryden. Trained in Oregon and the San Gabriel Valley, Dryden built homes with great attention to detail and fine craftsmanship. Beginning in 1915, he lived with his family in a home he built at 3536 28<sup>th</sup> Street (#76).
- **Edward F. Bryans**, a native of Minnesota, built 15 homes in the proposed district beginning in 1912. He completed 152 homes and apartment buildings in San Diego by 1922, including two-floor apartment buildings on Park Boulevard and commercial structures on University Avenue. Between 1913 and 1916, Bryans and his family lived in a home he built at 3544 Pershing Avenue (#15).
- **Arts & Crafts** – Other notable Craftsman designer-builders who worked in the proposed District include:
  - **Alexander Schreiber** built a California Bungalow with American Colonial details including classical porch columns at 3432 Pershing Avenue in 1919. While the designer-builder of many homes north of Balboa Park, he is best known for his expertise in electrical contracting.
  - **William Gibb** designed and built the craftsman home at 2738 Upas Street (#66). He is best known for commercial buildings that he built on University Avenue as well as homes in Mission Hills. Many of his North Park buildings were constructed for Jack Hartley, North Park's most important commercial developer prior to the Great Depression. Gibb built the Newman/I.O.O.F. Building at the corner of Kansas and University.
  - **Charles M. Williams** built three residential sites in the district, including a 1915 bungalow at 3562 Pershing Avenue (#15) for Councilman John Held and his wife Daisy. In 1921, Williams also built a house and adjacent garage-duplex at 3696 28<sup>th</sup> Street (#95) and 2727-29 Landis Street (#133). While classified as California bungalows, resource #15 has some craftsman details; resources #95 and #133 were influenced by the Spanish Revival architecture of the Panama Exposition in Balboa Park.
- **Mission Revival and Spanish Revival** designer-builders also worked in the proposed District following the Panama Exposition, including:
  - **Ralph Hurlburt** and **Charles Tifal** who built the Spanish Revival home across from Balboa Park at 3404 Pershing Avenue (#1) in 1924.
  - **Joseph Carlson Kelley** built several structures in the proposed district: 3594 28<sup>th</sup> Street (#83) in 1926 and 3686 28<sup>th</sup> Street (#94) in 1920. Classified as a California Bungalow, resource #94 is sided with stucco with brick quoins and brick frames around the windows visible from the street.

Page 7 of 8

\*D7. References: (Referred from page 1)

Alexander, W.E. Plat Book: San Diego County, California, Los Angeles: Pacific Pla[n]t (sic) Book Company, n.d, (ca 1914)

“Architects Vote San Diego 200 Honor Awards; Balboa Park Structures Win Highest Praise” San Diego Union, 30 Jun 1933, n.p. California Room, San Diego Library

City of San Diego. California Room, San Diego Public Library. Sanborn Fire Insurance Map Books, 1921-1970; San Diego City and County Directories, 1886-1984.

City of San Diego. Department of Water Utilities (sic). Sewer and Water Permits

Covington, Donald. “David Owen Dryden: A Builder in the Craftsman Style.” Journal of San Diego History. [Volume] 37 (Winter 1991): 30-52

Covington, Donald to William Levin, Senior Planner and Secretary to the San Diego Historical Sites [sic] Board, 23 Jul 1992. Office of Strategic Planning, City of San Diego Planning Department

“Edwards Bryans Services Set at Greenwood.” (Obit.) San Diego Union. 16 Aug 1973, B8.

Gottfried, Herbert and Jan Jennings. American Vernacular Design: 1870-1940. Ames, Iowa: Iowa State University Press, 1985

Herzog, Larry. “The Historical Evolution of the San Diego Cityscape.” As found in San Diego: an Introduction to the Region. ed. Philip Pryde, 189-207. Dubuque: Kendall/Hunt, 1984

Zumwalt, Albert O.” (Obit.) San Diego Union. 3 Jul 1975, B8

#### Additional References

Covington, Donald. North Park, A San Diego Urban Village, 1896-1946. San Diego, California: North Park Community Association. Not published as of January 2007.

Covington, Donald. Burlingame, The Tract of Character” San Diego California: Park Villa Press, January 1997

Page 8 of 8  
 \*Map Name:

\*Resource Name or # (Assigned by recorder):

\*Scale:

\*Date of map:



**NORTH PARK  
 DRYDEN  
 HISTORICAL  
 DISTRICT**

- LEGEND**
- BUILT BY DAVID OWEN DRYDEN
  - BUILT BY EDWARD F. BRYANS
  - DISTRICT BOUNDARY LINE
  - C CONTRIBUTING PROPERTY
  - NC NOT CONTRIBUTING PROPERTY
  - IS INDIVIDUALLY SIGNIFICANT AND CONTRIBUTING PROPERTY

**RESOURCE MAP 2007**





# BOUNDARY JUSTIFICATION



## **NORTH PARK DRYDEN HISTORICAL DISTRICT**

### **Supplemental Boundary Justification**

Many of the properties along Pershing Avenue and 28<sup>th</sup> Street between Upas and Landis streets exhibit a higher level of architectural quality and larger scale than the homes on surrounding streets. A high number of the homes within the proposed North Park Dryden Historical District were built by prominent designer-builders of the early 1900s. This supplemental application examines what drew some of San Diego's best builders to these two street segments in the 19-teens and twenties, giving rise to the notable concentration, integrity and quality of the Craftsman, Mission- and Spanish Revival bungalows within the proposed District boundaries. There are four primary reasons:

1. Direct automobile access to New Town San Diego by way of a wagon trail through the City Park, upgraded as Pershing Drive in the 1920s,
2. Unique building sites created by offset intersections and topography,
3. Potential views and access to the City Park, and
4. Residence of prominent business persons.

This section justifies the proposed District boundaries, which do not correspond neatly to an underlying subdivision, in terms of the classic real estate adage "location location location," a motivation for residential development that has spanned San Diego's history as a city.

### **Previous City Research and Planning**

The boundaries and the name of the proposed district are consistent with more than 15 years of research and planning for historical districts conducted by the City of San Diego Planning Department, as illustrated by the enclosed *Historic Greater Mid-City San Diego* brochure. The fold-out illustrates the 1996 Greater Mid-City Historic Preservation Strategy Project, and states that "The project was sponsored by the Greater Mid-City Historic Preservation Oversight Committee and the City of San Diego Planning Department, with partial support from the Department of Housing and Urban Development Community Development Block Grant program." The project was "intended to provide a framework for the preservation of historically significant community assets and to create greater community awareness of historic preservation issues." The brochure acknowledges that "Invaluable community input was provided in a community workshop on August 29, 1995." The Oversight Committee included representatives of the following organizations with liaison from the Historical Site Board:

- City Heights Area Planning Committee
- Greater Golden Hill Planning Committee
- Greater Golden Hill Community Development Corporation
- Kensington-Talmadge Community Planning Committee
- Greater North Park Community Planning Committee
- Normal Heights Community Planning Committee
- North Park Community Association
- University Heights Community Development Corporation
- Uptown Planners

The brochure presents a suggested auto/bicycle tour route of the following seven potential historic districts: Marston Hills, Park Boulevard Revival/Moderne, Park Boulevard Apartment Row, David O. Dryden, Burlingame, Shirley Ann Place, and Carteri Center. Two of these proposed districts, Shirley Ann Place and Burlingame, have become Traditional Historical Districts. The David O. Dryden district is described as follows on the map: “This district features a concentration of sixteen Craftsman bungalows designed and built between 1915-18 by master craftsman David O. Dryden. These single-and double-story homes typify the design and construction methods of the American Arts and Crafts movement of the early 20<sup>th</sup> century. The surrounding area includes a diverse collection of California Bungalow, Prairie School, and Period Revival homes built between 1918-41.” The boundaries of the district in the 1995 brochure encompass both sides of 28<sup>th</sup> Street and Pershing Avenue from Upas Street to just north of Landis Street, as proposed in the current application. However, there are 20 identified Dryden homes and 2 Dryden remodels identified in the currently-proposed district.

The City’s rationale for naming the proposed district after Dryden reflects the importance of this designer/builder in stimulating other craftsmen to build in the neighborhood, filling lots with well designed homes that reflected the best of the architecture of the time. Dryden’s homes are the “anchor” in the district, just like a flagship store anchors a shopping district, particularly because 16 of the 22 Dryden homes are two-story structures. The relatively small neighborhood also encompasses approximately 40 percent of Dryden’s homes, and the greatest concentration of homes built by this recognized Master Builder, so it is appropriate that the District bears his name.

### **Subdivision and Access History**

Both sides of Pershing Avenue and the west side of 28<sup>th</sup> Street are within the Park Villas Tract (Map 438, which was surveyed May 1870 but not filed until October 14, 1887); the east side of 28<sup>th</sup> Street is within the West End Tract (Map 590, which was surveyed November 1872 and filed May 17, 1873). On paper, these subdivisions are among the oldest in North Park and are associated with San Diego’s founding political and entrepreneurial figures. These tracts were mapped during the beginning of Alonzo Horton’s New Town optimism and soon after reservation of the 1,400-acre City Park on February 4, 1870, as proposed by visionary Ephraim Morse and requested of the state legislature by City Trustees Jose Guadalupe Estudillo, James McCoy and Matthew Sherman (*San Diego, California’s Cornerstone*, by Iris Engstrand 1980, p. 47).

Designation of City Park (now Balboa Park) influenced the pattern of development in North Park more than any other single land use decision in San Diego’s early days. The park is a development boundary along the southern edge of the Pauly’s Addition and Park Villas tracts, and a western development boundary for the multiple tracts south of Upas Street. The park is an important reference point that gave rise to tract names such as Hartley’s North Park (and thence the community’s name) and Park Villas. The park separated North Park from the downtown developments of New Town and Horton’s Addition (Figure 1), which enabled the area to develop independently on a delayed timeline that determined the dominant architectural styles.

The park also constrained the construction of roadways. The 1902 U.S. Geological Survey (USGS) Map of San Diego (Figure 2) illustrates the barrier that the park represented. Only a few threads connect the North Park area to the dense grid of downtown San Diego. One of these is a wagon road that would become Pershing Drive, and it leads directly to the northeast corner of the park at the future intersection of Upas and 28<sup>th</sup> streets. The 1917 street grid map of San Diego (Figure 3) clearly shows the road through the park leading to Upas and 28<sup>th</sup> streets, with spurs to Redwood Street and Arnold Avenue.

**Park Villas Tract.** The Park Villas tract is a large subdivision in two pieces (Figure 4a). The tract encompasses the east half of Lot 1126, the east half of Lot 1127, and the whole of Lot 1349 of the Pueblo Lands of San Diego. The west half of Lot 1127 is not included in the Park Villas subdivision; it became the West End subdivision (Figure 4b).

The Park Villas tract has a complex history. Map 438 notes that Park Villas was “Surveyed for J. Nash Esq. May 1870 by James Pascoe – City Engineer of San Diego.” *North Park: A San Diego Urban Village, 1896-1946* (Covington 2007) describes Nash as follows:

Joseph Nash was an early San Diego entrepreneur who opened his general merchandise store on the New Town waterfront in 1868. It was Nash’s business that a young clerk in the store, George Marston, and his friend Charles Hamilton, bought for \$10,000 in 1873. The Marston Company ultimately became San Diego’s leading department store. Nash was a contemporary of Alonzo Horton, founder of San Diego’s New Town. A 1914 news article about Nash noted, “He purchased a lot in the business district for \$25 and erected a building to house his stock. He purchased other business property at the same price.” Nash is quoted as saying, “I purchased whole blocks for \$200 per block. We divided up some of the blocks into lots and tried to sell the lots for \$5 each. I remember one man who claimed he had been cheated and demanded his \$5 back. He threatened us with lawsuits and made such dire intimations against our characters that we gave him back his money.

Joseph Nash was listed in the 1874 City of San Diego Directory as having a General Merchandise store at the corner of Fifth and J streets. He was a charter member of the Chamber of Commerce, and Vice President of the Citizens Railroad Committee in 1872. He was part of the effort to bring the Texas & Pacific Railroad to San Diego, which was described in *San Diego, California’s Cornerstone* (Engstrand 1980, page 50) as follows:

In the spring of 1871, Congress passed a bill approving construction of the Texas & Pacific Railroad. Speculation was rife when Colonel Thomas Scott, president of the company, came to the Horton House to check over possible depot sites. The offer of enough open land and town property assured location of the terminus on San Diego Bay. Property values went up accordingly. But the untimely failure of the great railroad speculator Jay Cook on “Black Friday,” September 18, 1873, caused the end of Texas & Pacific plans.

Nash sold many of his interests and relocated. In the 1883-1884 McKenney's *Pacific Coast Directory*, Nash was listed in San Francisco at 328 Montgomery with the occupation "mining sec."

A March 31, 1885 news article noted that "the case of Cadwalader vs J. Nash and the California Southern Railroad Company has been filed; the object of the action is to quiet plaintiff's title to the east half of Pueblo lots 1126 and 1127." These lots represent the majority of the Park Villas tract. The California Southern Railroad was incorporated in October 1880, and the successful completion of the local rail line in 1885 led to land speculation that would set off the "Boom of the Eighties" (Engstrand 1980, page 54). The lawsuit's final judgment was filed in the Superior Court of the County of San Diego on September 20, 1887, which explains why Nash's tract map was not actually filed until October 14, 1887.

The case, with a two-year history that included an appeal to the Supreme Court of California, dispersed the land of the Park Villas subdivision as well as property in Middletown through which the California Southern Railroad Company obtained right of way. Joseph Nash was decreed the owner of property in Middletown, multiple blocks and lots in the east half of Pueblo Lot 1127 of the Park Villas tract (east of Ray Street), the row of blocks bordering University Avenue in the east half of Pueblo Lot 1126 (28<sup>th</sup> to Arizona streets, University Avenue to Wightman Street), and 14 lots in Block 78, which extends from Arnold to Arizona streets, Wightman to Landis streets (Figure 5). The rest of the Park Villas tract, including Blocks 64, 65, 66, 69, 70, and 71 in Pueblo Lot 1126 that include most of the proposed historical District, were decreed to be the property of Eliza B. Cadwalader, widow of George Cadwalader. Mr. Cadwalader was an attorney who was born in Ohio in 1830. In 1870, the Federal Census listed him at the Cosmopolitan Hotel in San Francisco, with a value of personal property of \$5,000. In the 1880 Federal Census, he was living on N Street in Sacramento, just a few blocks from the Capitol with his wife Eliza B., three young children, two stepsons, mother, three servants and a butler. He died two years later, and his last will and testament was drawn in Sacramento on August 10, 1882 (*San Diego Union*, April 30, 1885, page 3, column 1).

After settlement of the lawsuit, Eliza did not move to San Diego to enjoy her landholdings. The 1900 Federal Census listed her in San Francisco at 2111 Pacific Avenue with two sons and a daughter, and with her occupation as "capitalist." It is not apparent exactly when she sold the land, but the 1890 City of San Diego Lot Books, which are the earliest assessor books in the San Diego Historical Society records, identified the land ownership for the blocks in the western side of the Park Villas tract (Blocks 62 through 81) as "unknown" except for the row along University Avenue and part of Block 78, which were identified as being owned by Charles S. Hamilton. This was land decreed owned by Nash in the lawsuit. In 1891, most of the "unknown" ownership blocks were identified as being owned by the College Hill Land Association, except for the blocks between Dwight and Myrtle streets from 28<sup>th</sup> to Arizona streets (Blocks 65, 70, 75 and 80), which were identified as being owned jointly by C.C. Seaman, R.A. Thomas, and J.W. Collins. The College Hill Land Association formed in 1886 and initiated development of a branch of the University of Southern California in what is now University Heights, a dream that failed with the land bust of 1888-1889. Their stockholders included C.C. Seaman and Richard A. Thomas ("San Diego's Normal

Heights: The Growth of a Suburban Neighborhood, 1886-1926” by Suzanne Ledebor, *Journal of San Diego History*, V. 52, No. 1&2, Winter/Spring 2006). Thus, the early history of the Park Villas tract, including the proposed District, is intertwined with the investors who held land that eventually became University Heights.

**West End Tract.** As noted above, the Park Villas tract is a large subdivision in two pieces separated by the west half of Lot 1127. The 1870 Park Villas Tract Map shows a blank space between the two portions, with stub-outs for the east-west streets extending into the west half of Lot 1127. But in November 1872, when the west half of Pueblo Lot No. 1127 was surveyed and drawn by L.L. Lockling, City Engineer, and named “West End,” an entirely different lot pattern and street grid was laid out and approved by the Board of Trustees. As noted in *North Park: A San Diego Urban Village, 1896-1946* (Covington 2007), “The first “paper” tract map #590, dated May 17, 1873, followed the precedent of Horton’s Addition of that same year. The 80-foot wide streets, blocks 200 feet by 300 feet, and lots 50 feet by 100 feet gave it a different configuration from the typical 60-foot wide streets and 50-foot by 125-foot lots in the surrounding tracts of Park Villas and University Heights, hence the multiple dog-leg intersections at the tract boundaries.” The effect of the different block patterns is illustrated by the tract map diagrams in Figure 4. The street grid differences, including the two extra east-west streets terminating on either side of the tract, created more corners and view angles along 28<sup>th</sup> Street, the boundary of the two tracts, than a matching street grid would have, a fact that would have importance nearly 40 years later when residential development finally began in earnest.

Further echoing the “downtown” theme, the east-west roadways of the West End tract were named 1<sup>st</sup> Avenue through 6<sup>th</sup> Avenue (now North Park Way, Gunn, Landis, Dwight, Capps, and Myrtle). The north-south street names reflected an early trend – prominent business figures of the day – for example, Gatewood Street (now 29<sup>th</sup>), for W. Jeff Gatewood, who was listed as Attorney at Law in Horton’s Bank Block in the 1874 City Directory, and Johnson Street (later Sherman and now Granada) for Geo. A. Johnson, a Director of the Commercial Bank of San Diego in 1874. Nash Street in the Park Villas tract was later Missouri Street and is now 32<sup>nd</sup>. Arnold Avenue was named for a prominent real estate developer of the time, G. C. Arnold, and neighboring Choate Street (now Arizona) was named for his business partner, Daniel Choate.

The West End tract is different from Joseph Nash’s Park Villas in that the West End tract map cites no single developer. The map is noted as “Approved officially by the Board of Trustees of the City of San Diego, March 17<sup>th</sup> 1873.” The 1874 City Directory listed the members of the Board of Trustees as E. A. Veazie (President), W.A. Begole, J. B. Boyd, J. G. Estudillo, M. Keating, A. P. Knowles (Marshal), and M. P. Shaffer (City Assessor). E. A. Veazie was a Director of the Commercial Bank of San Diego, and J. G. Estudillo was the Assistant Cashier.

### **Availability of Unique Building Sites**

In spite of the enthusiasm of the 1870’s and early 1880’s, and due to the failure of the land speculation boom in the 1890’s, little development occurred in these tracts (or in the other optimistically subdivided areas on the mesas surrounding City Park) until after the turn of the century. It took until the early 1900’s for adequate water supply and public

transportation via the electric car lines to reach North Park. On August 11, 1907, the *San Diego Union* announced, "University Avenue Electric road is now under construction. The beautifully located territory at the intersection of that Avenue and 30<sup>th</sup> Street is sure to be the most valuable of that section. NOW is the time to purchase. 30 or 60 days hence, when cars are running, values will be decidedly advanced. Thirtieth Street will soon be completed in grading. With two lines of transportation, (the area) is to become a highly favored section." In August 29, 1907, the *San Diego Union* noted: "The car track is laid complete to Texas avenue, the grading is complete to Idaho [now 28<sup>th</sup>], and the street plowed clear to Missouri [32<sup>nd</sup> Street]." The November 17, 1907 *San Diego Union* contained an advertisement by the Ralston Realty Company for 34 lots on sale in block 78 of the Park Villas Tract. The ad noted the lots were "one short block south of University Heights and the new car line on University avenue which will be in operation Monday . . . These lots are level, on high ground, desirable for immediate building and the best buy at the price fixed, in all San Diego." Two years later, water was assured by an enlarged University Heights reservoir, with a capacity of 19 million gallons, noted by the *San Diego Daily Transcript* as being completed December 28, 1909.

The December 11, 1910 issue of the *San Diego Union* featured an article on the first page of Section 2 with the headline "BUYS 91 LOTS IN PARK VILLA TRACT Pays \$18,500 for Property at Northeast Corner of Balboa Park." The article reads as follows:

Ninety-one lots in Pauly's Park Villa subdivision were purchased last week by George W. Stephenson, through the agency of Charles F. O'Neill for a consideration of \$18,500. It is the largest sale of vacant residence property that has been made for some time. The property, consisting of blocks 66, 71, 76 and 81, excepting five lots in block 81, is situated at the northeast corner of Balboa Park, Upas and Twenty-eighth streets, about two blocks from Blair's Highlands, the new restricted residence tract, fronting on the Thirtieth street car line. The blocks are 265 by 300 feet, with lots 25 by 125 feet, abutting an alley. Property in this section of the city is coming more in demand every day. Many homes are being built and have been erected during the year, and a considerable amount of street improvement has been done and is under way. Stephenson has great confidence in the ultimate outcome of that section and for that reason bought the property as an investment.

The four blocks purchased were between 28<sup>th</sup> and Arizona streets from east to west, and Upas and Myrtle streets from south to north, and therefore include the southern part of the proposed District. This was not the first time the empty lots had changed hands. According to City of San Diego Lot Books, the land owners were W.E. Webb in 1894, A.M. Martin in 1903, and W.E. Webb in 1908.

The 1992 Statement of Significance for the proposed David Owen Dryden/Craftsman Bungalow District by Alexander D. Bevil (Attachment 1) continues the story. The Dryden/Craftsman District proposal was the precursor for the currently proposed District.

Between 1906 and 1917, the City of San Diego had experienced a tremendous amount of commercial development in its downtown area. This growth was underwritten by the eventual acquisition of a steady

supply of water and the concurrent development of the city's rail and harbor facilities. Additionally, the city staged a highly successful exposition in Balboa Park, between 1915-16, extolling the area's climatic, agricultural, and water-borne resources. This event, the Panama-California International Exposition, helped to create one of the greatest local building booms. The exposition attracted thousands of visitors who chose to return to San Diego to live, work, invest and retire. Because of this steady stream of new residents, local realtors began to buy and subdivide several tracts of land neighboring the downtown area, particularly in the areas north of Balboa Park.

Much of this growth was along newly-laid streetcar lines, which provided quick, reliable transportation to and from the heart of the city from these new subdivisions. Between 1910 and 1912, two of these lines converged at the intersection of 30<sup>th</sup> Street and University Avenue, opening the area for development. In response, real estate speculators purchased and subdivided parcels of land along the streetcar routes. Similar to subdivision development today, these developers installed the subdivision's infrastructure—water and sewer hook-ups, street lighting, curbs, sidewalks, paving, street trees, etc. While several local real estate developers built several spec houses on their tracts to boost sales, most of these developers were merely interested in selling lots, not homes. It was up to the individual lot buyer to contract either an architect or a craftsman/builder to design and construct his home.

Because of the building of several large-scale commercial and financial buildings in San Diego's downtown area, few competent local architects were available who could devote their time and skills towards filling this demand for suburban housing. This design vacuum was filled by building companies and independent craftsmen/builders who contracted out their services. While most of these contractors followed pre-set building plans, available through design catalogs and building construction supply houses, it was the individuality of certain craftsman/builders which helped to contribute to several design variations found in homes built during this time period.

One of these was David Owen Dryden. Dryden, who had previously built homes in the Pacific Northwest and in the Pasadena area, came to San Diego in 1912. More than fifty (50) Craftsman and other Period Revival style homes have been cataloged as having being built in the San Diego area by Dryden by art historian, Donald Covington, Ph.D.

David Owen Dryden is an acknowledged Master Builder in the City of San Diego Historical Resources Board List of Established Masters (November 2008). *North Park: A San Diego Urban Village, 1896-1946* (Covington 2007) states: "The West End tract attracted prominent builder/craftsmen, including David Owen Dryden. His first house on 28<sup>th</sup> Street is renowned for being his most extroverted attempt at an oriental mode. The house was built on property owned by George H. and Anna Carr at 3553 on the corner of Capps Street. George Carr was Secretary of the Independent Sash and Door Company, a



manufacturer and supplier of fine doors, sashes, mill work, and art glass. The house was completed on June 22, 1915. Other West End homes built by Dryden include 3505 and 3571 28<sup>th</sup> Street. . . . David Owen Dryden built about 20 homes in the Park Villas tract, most on the east side of Oregon [Pershing] and the west side of 28<sup>th</sup> Street during 1915 to 1918. He built a bungalow for his own family at 3536 28<sup>th</sup> Street, and the home next door at 3546, which were completed in December of 1915. In 1916, Dryden had seven major houses under construction in Park Villas. The first of these, begun on the 7<sup>th</sup> of January, was a two-story house at 3446 28<sup>th</sup> Street in the classic redwood board and shingle tradition of the Craftsman style. Delayed by the continuous rains and high winds of Hatfield's flood, the house took two months to build instead of the usual six weeks. When the house was finally completed in early March 1916, it was quickly purchased by a retired Chicago manufacturer and proprietor of a paint and varnish company, John Carman Thurston, who ironically had recently moved to San Diego for its more benign climate.”

What stimulated Dryden to build the greatest concentration of his homes along Pershing Avenue and 28<sup>th</sup> Street? In the Winter 1991 (Volume 37, Number 1) *Journal of San Diego History* article “David Owen Dryden, A Builder in the Craftsman Style” (Attachment 2), Donald Covington noted:

The picturesque effect is always present in the houses of Dryden's mature phase. He had a knack for choosing sites that would best display his structures, corner lots for instance or lots facing the dead end of a short street. Like the ancient Greeks, Dryden was aware that the most dynamic visual effect of structures was created by angular views where two sides of a building are seen in a contrapuntal relationship. Asymmetrical balance is also a constant feature in the plans and exteriors of his houses as is fine proportion of parts and surface details.

Dryden created a dynamic effect in his houses by massing related but contrasted elements. Plans might be simple squares or rectangles but the resulting structure was often a complex mixing of protruding oriel windows or fireplace inglenooks. Solids were contrasted with the transparencies of verandas, pergolas, and port-cocheres. All of these enrichments were further enhanced by clusters of broad-angled rooflines with vented gables facing opposing directions. A single building often took on the visual character of a cluster of small cottages.

The Resource Location Map for the proposed district (Figure 6) clearly shows the preference Dryden had for lots at corners and near intersections. Of the 14 homes he built along 28<sup>th</sup> Street, ten are in such locations, and the other four are close. These view opportunities were created by the mismatched street grids between Park Villas and West End tracts. Although the six homes he built in the 3500 block of Pershing Avenue do not have the same type of angular view opportunity, these lots would have had desirable overlooks to the west. In his Winter 1991 *Journal of San Diego History* article, Don Covington continued:

By the time Dryden had completed his first house on 28<sup>th</sup> Street, he must have recognized the attractive development potential offered by the high

ridge of land overlooking Balboa Park. That ridge (presently Pershing Avenue and 28<sup>th</sup> Street) in 1915, before development of the residential areas to the west, looked down across the Florida Canyon terrace to the grand community of buildings housing the Panama-California Exposition and the recently landscaped park surrounding the theme buildings and avenues. The Exposition drew attention to the highly desirable suburban building sites north of Balboa Park.

### **Potential Views and Access to the Park**

The area of Pershing Avenue and 28<sup>th</sup> Street between Dwight and Landis streets was specifically and enthusiastically advertised in the *San Diego Union* on January 9, 1912 by “Barnson for Bargains,” (Figure 7) as follows:

Panoramic view of all creation to the horizon at every point of the compass. Unobstructable view of the mountains to Mexico, Point Loma, Coronado Islands and down over the big park to the EXPOSITION grounds. Considering the magnificent view, unequalled car facilities, proximity to what is very soon to be most unique play grounds and wonderful International Botanical Gardens in the world, and its nearness – 20 minutes by car, or 10 minutes through park to the business district. This section is sure to become the favorite residence district of the city and will undergo a most wonderful change in the next twelve months.

This advertisement highlights the principal reasons these particular street segments attracted some of the best craftsman builders of the day: 1) the streets were at the top of the mesa and had view lots to the park and the City's newest attraction, the Exposition; 2) two trolley car lines were nearby along 30<sup>th</sup> Street and along University Avenue, and 3) Pershing Drive was a singular route linking North Park to downtown via automobile, which was a faster way to reach the business district, and Pershing Drive led right to the intersection of 28<sup>th</sup> and Upas. In addition, as noted above, lots at multiple dog-leg intersections formed at the boundary of the Park Villas and West End tracts offered unique views of the builder's handiwork.

Other prominent craftsmen who built homes in the District are mentioned in *North Park: A San Diego Urban Village, 1896-1946* (Covington 2007), as follows: “James Blaine Draper built three residences in a row along 28<sup>th</sup> Street. He built the home at 3630 28<sup>th</sup> Street in November 1915 (which was altered in January 1919), 3638 28<sup>th</sup> Street in February 1916 (which was altered by Dryden in October 1917), and 3644 28<sup>th</sup> Street in May 1916. He also built 3574 28<sup>th</sup> Street in August 1915. Alexander Schreiber [a listed Master Builder] built the home at 3432 Oregon in October 1919. William E. Gibb, who built numerous buildings in North Park's commercial core for the Hartleys, built a large Craftsman home in April 1915 at 2738 Upas Street, at the corner of 28<sup>th</sup> and Upas streets.”

Ralph Hurlburt (a listed Master Architect and Master Designer) and Charles Tifal (a listed Master Builder) also built in the District. Hurlburt & Tifal formed a building partnership that lasted from 1923 to 1929. Hurlburt was a realtor with a talent for designing distinguished homes, while Tifal was an experienced builder of quality

structures. One of their outstanding examples of Pueblo Revival architecture in the District is the house at 3404 Pershing Avenue, built in 1924.

Edward F. Bryans, for whom justification as a Master Builder is presented in this supplemental application, also built numerous homes in the District, as discussed in *North Park: A San Diego Urban Village, 1896-1946* (Covington 2007): “Edward F. Bryans built more than a dozen homes along Oregon Street [Pershing Avenue] and the west side of 28<sup>th</sup> Street in the Park Villas tract. He received a building permit for 3420 Oregon Street on January 20, 1913, and for 3544 Oregon Street on May 15, 1913. The latter was his own residence. Other homes built by Bryans in the tract include 3510-12, 3530, and 3536 Oregon Street and 3570 28<sup>th</sup> Street (1916); 3612-14 and 3652 Oregon Street (1917); 3607 Oregon Street (1919); 3521, 3552, and 3635 Oregon Street, 3520 28<sup>th</sup> Street, and 2728 Upas Street (1921); and 3593 Oregon Street (1923).”

### **Prominent District Residents**

Who lived in this neighborhood? In the years between 1910 and 1940, the neighborhood of the District was home to many people who contributed to the commercial and cultural success of the greater North Park community, San Diego’s second “downtown.” Some of the residents, such as Emil Klicka, who lived at 3506 28<sup>th</sup> Street and later 3404 Pershing Avenue, and John Held, who lived at 3562 Pershing Avenue, also contributed significantly to the commercial and cultural life of the city as a whole. John Held was a member of the City Council from 1918 to 1922.

Emil Klicka, and his brother George Klicka, who lived at 3543 Pershing, were founders and executives of the Klicka Lumber Company at Thirtieth and University. The lumber company was responsible for the construction of many bungalows throughout the mid-city area. In the 1930s, George Klicka invented an affordable kit house that could be purchased as a “kit” or package and assembled on a site. The model was introduced at the 1935 Pan-American Exposition in Balboa Park. With FHA endorsement, hundreds of the kit houses were sold throughout San Diego between 1935 and 1942.

Emil Klicka, who had been a successful banker in Chicago before moving to San Diego in 1921, was Vice President of the San Diego Bank of America in the late 1920s. In 1928, he invested \$150,000 of his own money in the construction of the North Park Theatre & Klicka Building at 29<sup>th</sup> and University. In 1930, Emil Klicka was one of the appointed freeholders who drafted the new City Charter for San Diego. Later, Klicka was a member of the San Diego Harbor Commission. In that role, he was successful in persuading Reuben H. Fleet to move his Consolidated Aircraft from Buffalo, New York, to San Diego. In 1935, he served as treasurer for the Pan-American Exposition in Balboa Park.

In the 1920s, the neighborhood was largely occupied by professional people and merchants who owned or managed businesses in the bustling North Park commercial district centered on Thirtieth Street and University Avenue. Many of the Dryden houses were owned by doctors, dentists and lawyers with practices in downtown San Diego.

As discussed above, one of the few transportation routes between downtown San Diego's commercial district and that at Thirtieth and University was Pershing Drive which cut through the canyons east of Balboa Park connecting 18<sup>th</sup> and B streets on the south side of Balboa Park with 28<sup>th</sup> and Upas on the north side of the park. Instrumental in improving this significant transportation route to modern road standards was Charles Small, manager of the Bishop Cracker and Candy Company on Market Street. Small, who lived in the Dryden house at 3527 Pershing Avenue, was dubbed "father of Pershing Drive" for his volunteer leadership in organizing the fund-raising drives and obtaining the City's support for improving the roadway. The Drive opened in 1923 as a memorial to all the San Diego men and women who died in the course of World War One.

Another of the district's notable residents and one of the city's leading merchants in the 1920s was Dudley D. Williams, general manager of San Diego's Piggly Wiggly grocery stores. The first modern concept of "cash & carry" or self-service shopping in the grocery business was initiated by Clarence Saunders when he started his Piggly Wiggly grocery store in Memphis, Tennessee in 1916. He found the typical way of shopping, where customers would give their orders to clerks who would then gather and package the items, inefficient. His novel solution was to provide baskets to customers as they entered the store, let them stroll the aisles and pick their own items, and then pay for purchases in cash on the way out. The new store was instantly popular, and by 1922 there were thousands of Piggly Wiggly stores across the United States. The Piggly Wiggly store revolutionized the grocery industry, being the first to provide checkout stands, price mark every item, and use refrigerated cases to keep produce fresher longer. Chief associate of Saunders was D. D. Williams, who was the organizer of every Piggly Wiggly store in the United States between 1916 and 1922 when he came to San Diego to open the first store downtown. In the same year, he established the first branch on Thirtieth Street in North Park. Impressed by the vitality of North Park's burgeoning business community and the pleasant residential neighborhoods, Williams purchased a new home at 3594 28<sup>th</sup> Street constructed by builder Joseph C. Kelley. This was his home for the final 20 years of his life, at which time he was the proprietor of 24 markets.

Figure 1 Map of San Diego, 1873  
 (Contrary to the labeling, the west half of Lot 1126 is Pauly's Addition, not Park Villas)

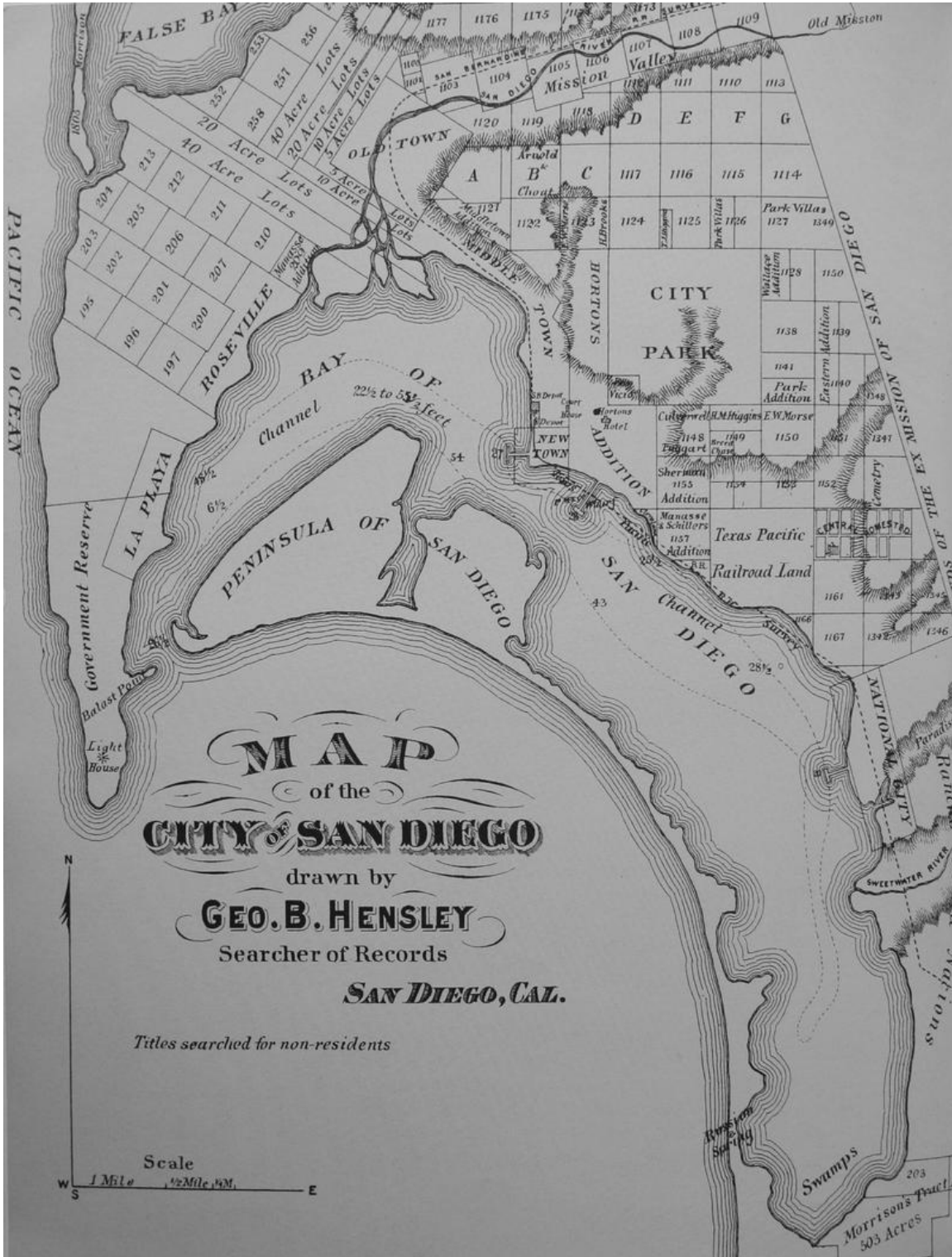


Figure 2 USGS Quad Map of San Diego, 1902



Figure 3 Street Grid of San Diego, 1917

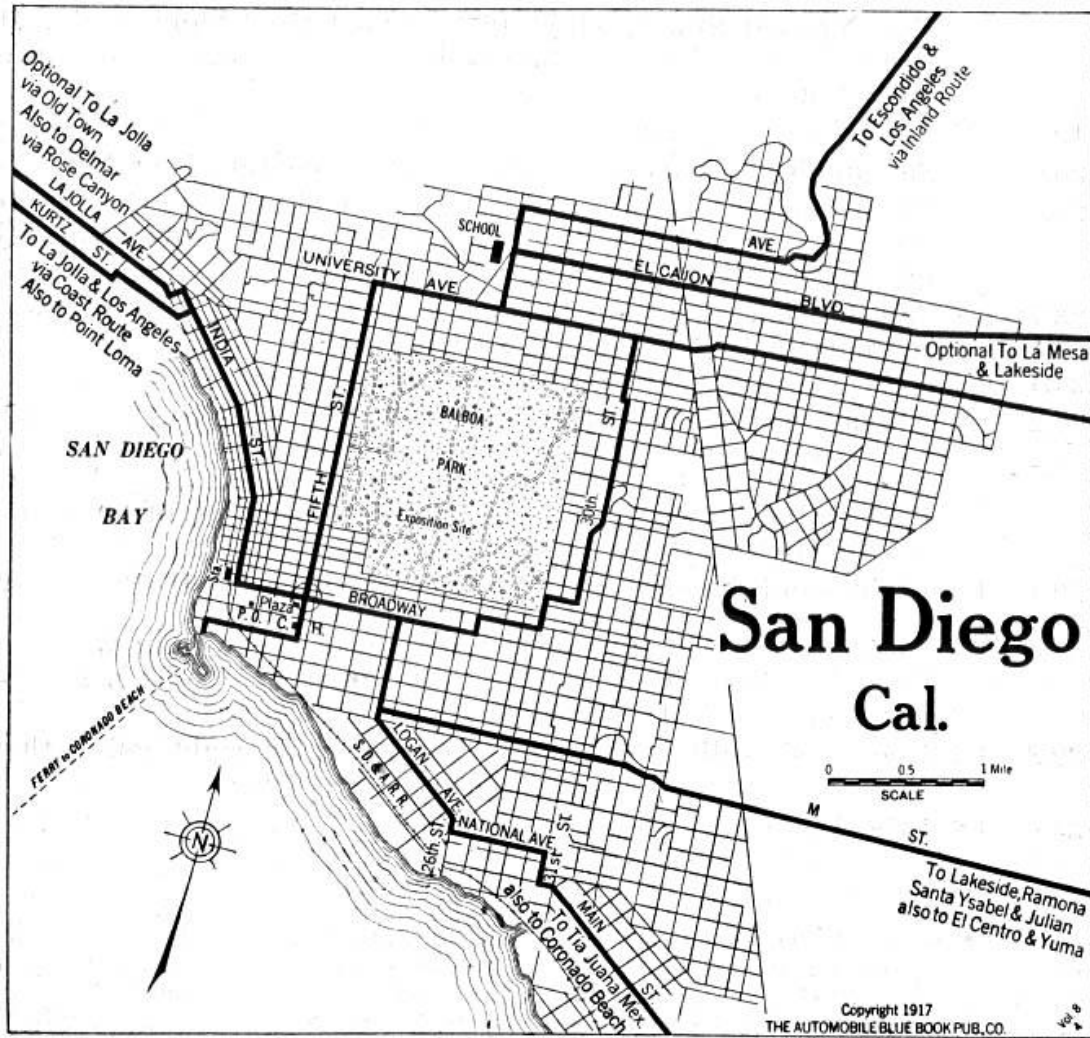


Figure 4 Tract Boundaries

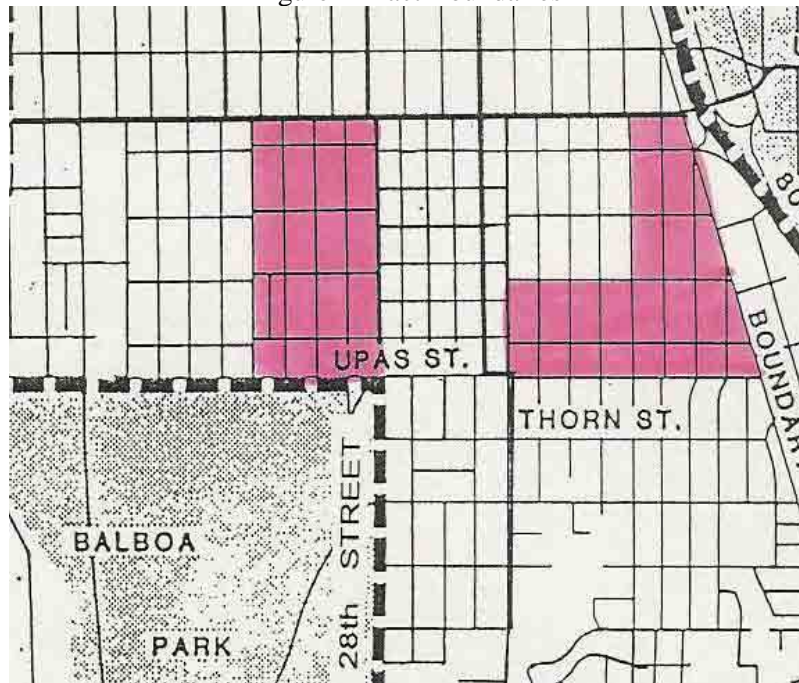


Figure 4a: Park Villas Tract Boundaries  
(excluding Hartley's North Park Addition purchased in 1893)

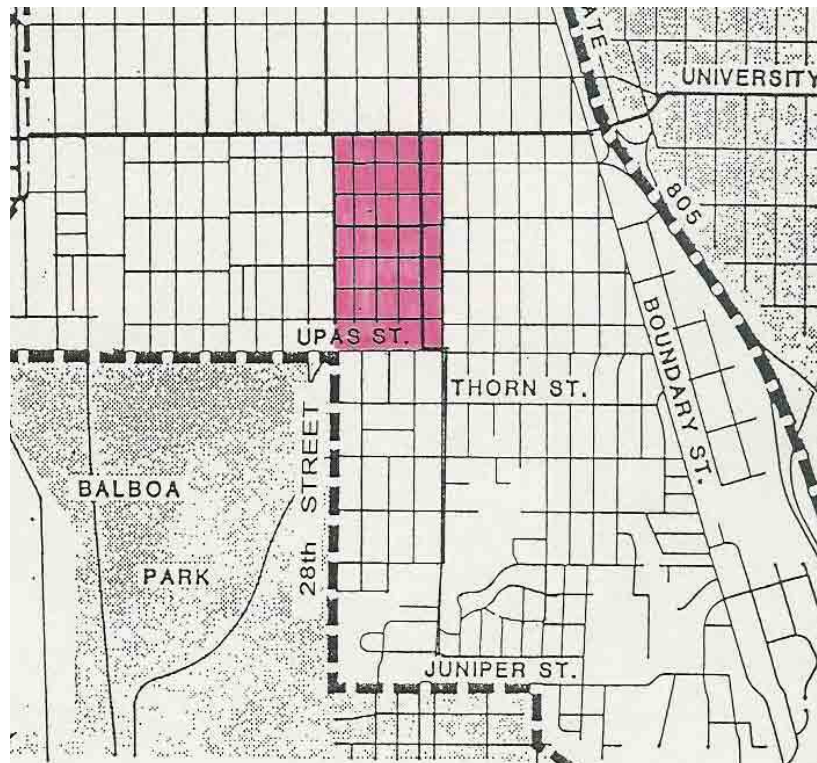


Figure 4b: West End Tract Boundaries

Source: *North Park: A San Diego Urban Village, 1896-1946* (Covington 2007)



Figure 5 Blocks in Park Villas (Western Portion)

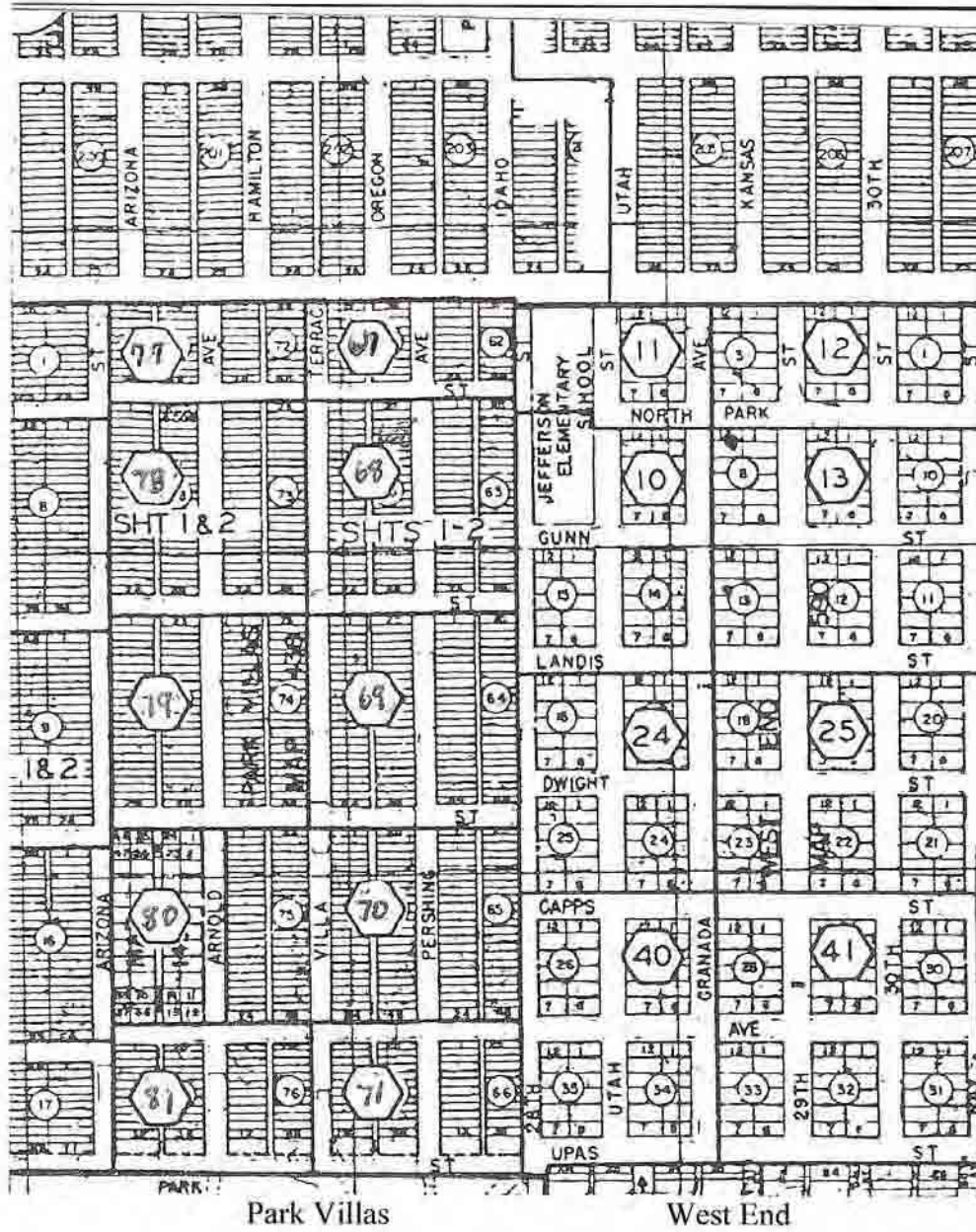


Figure 6 North Park Dryden Historical District Resource Map



RESOURCE MAP 2007

Figure 7: Barnson for Bargains Real Estate Advertisement, *San Diego Union*, January 9, 1912, page 7

STUBS GUM MACHINE  
 CLOTHES INCORPORATE  
 INDIANAPOLIS KAMEL  
 RELEASED ON PAROLE

**THE**

# SALE IS NOW ON

**Blocks 64 and 69, PARK VILLAS**

VIEW—Panoramic view of all creation to the horizon at every point of the compass. Unobstructable view of the mountains to Mexico, Point Loma, Coronado Islands and down over the big park to the EXPOSITION grounds.

LOCATION  
 1000 Feet West of D Street Car Line.  
 1000 Feet South of Univ. Ave. Car Line.  
 1000 Feet North of Balboa Park.

Lots are 50x125 to alley. Deep, dark, loamy soil. Prices range from **\$550 to \$750**. Terms are  $\frac{1}{3}$  CASH, balance when you please.

Considering the magnificent view, unequalled car facilities, proximity to what is very soon to be most unique play grounds and wonderful International Botanical Gardens in the world, and its nearness—20 minutes by car, or 10 minutes through park to the business district. This section is sure to become the favorite residence district of the city and will undergo a most wonderful change in the next twelve months. We offer here the nearest absolute guarantee possible to double your money invested during the coming few months. Now, there won't be much left to crow about after Saturday of this week.

So Better Come in Early

If Your Money Earns Less Than 20 Per Cent Acquire "That Profitable Habit"—See

## BARNSON FOR BARGAINS

Second Floor Skyscraper. Corner Fifth and D



# STATEMENT OF SIGNIFICANCE



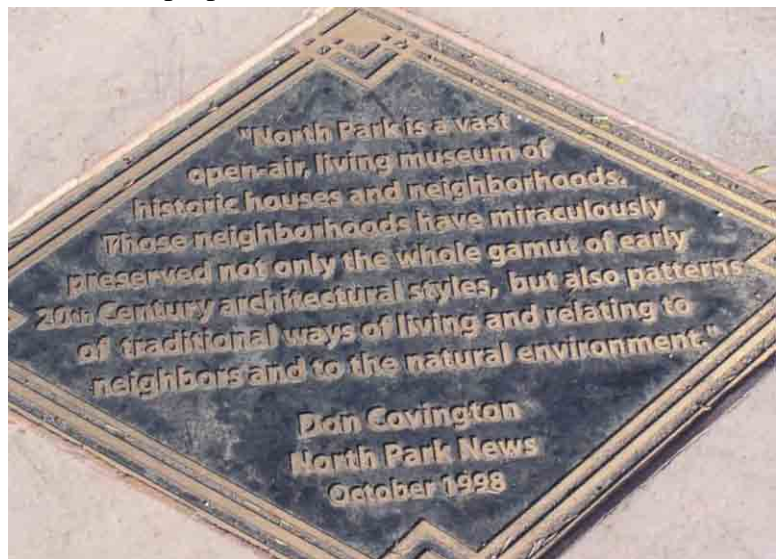
## NORTH PARK DRYDEN HISTORICAL DISTRICT

### Supplemental Statement of Significance: Criterion A

The City of San Diego Guidelines for Preparing a Historic District Nomination in Consultation with Staff dated July 14, 2008 require a proposed district to meet one or more of the following criteria to be eligible for designation:

- A. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.
- B. Is identified with persons or events significant in local, state or national history.
- C. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.
- D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.
- E. Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the California State Office of Historic Preservation for listing on the California Register of Historical Resources.

The May 2007 application for the North Park Dryden Historical District briefly described the historical importance of the proposed District in terms of HRB criteria B (historic persons), C (architecture), and D (work of a master). This Supplemental Statement of Significance documents qualifications of the proposed District under **Criterion A** (special elements), based on the detailed discussion presented in the Supplemental Boundary Justification that follows this section. In this Supplemental Statement of Significance, the focus is on how the proposed District exemplifies special elements of North Park's historical, social, economic and architectural development. These issues are discussed below, but are perhaps best summarized by Don Covington's words in the bronze plaque at the "Portal" at 28<sup>th</sup> and Upas Streets, shown at right.



## **Historical Development**

As described in the Supplemental Boundary Justification, this neighborhood is associated with some of the earliest subdivision mapping of San Diego, being part of the Park Villas and West End tracts (mapped in 1870 and 1872, respectively). These tracts were formed as the pueblo lands were purchased by the city's founding political and entrepreneurial figures, a development process that created New Town and Horton's Addition. The pattern of blocks and lots laid out in Park Villas set the grid for many other tracts in what would become North Park, with the notable exception of neighboring West End, which instead followed the pattern of Horton's Addition. The Park Villas pattern of 60-foot wide streets and 50-foot by 125-foot lots clashed with the West End configuration of 80-foot wide streets and 50-foot by 100-foot lots at 28<sup>th</sup> Street, where the two tracts met. Also, there were two additional east-west streets in the West End tract (now Gunn and Capps). The resulting dog leg intersections created more corners and view angles than a consistent grid pattern would have, a fact that would have architectural significance nearly 40 years later, when economics and infrastructure finally allowed the urban development that was envisioned in the 1870s. The complex history of the Park Villas tract involved some of San Diego's most colorful and active real estate developers and land investment companies, including Joseph Nash and the founders of the College Hill Land Association.

The neighborhood is also intertwined with the history of City (Balboa) Park. The park is the development boundary for the neighborhood's southern edge, and constrained the construction of transportation facilities, delaying residential development until the early 1900s. Because of the delay, the predominant architectural styles of the proposed District are Arts and Crafts, Mission Revival/Spanish Revival and California Bungalow. The Mediterranean stucco homes in the proposed District were strongly influenced by the buildings constructed for the 1915-1916 Panama-California International Exposition in Balboa Park. The park held views and was an attraction that became compelling selling points for the lots. Also, one of the few roads that threaded through early City Park was the roadway that became Pershing Drive, and it led directly to the northeast corner of the park at the future intersection of Upas and 28<sup>th</sup> streets.

## **Social and Economic Development**

Once North Park began to grow with a sustainable water supply and the advent of public transportation through the "electric roads" along University Avenue and 30<sup>th</sup> Street, the proposed District drew some of the most prominent designer-builders of the early 1900s with its unique building sites. As documented in the Supplemental Boundary Justification, 28<sup>th</sup> Street and Pershing Avenue (then Oregon) were extremely attractive because they were at the top of the mesa and had view lots to Balboa Park and the City's newest attraction, the Exposition, and the lots at multiple dog-leg intersections offered unique views of the builder's handiwork. The area was also well connected to downtown by multiple transportation facilities: two trolley lines (University Avenue and 30<sup>th</sup> Street), and Pershing Drive, which was one of the few automobile roads through Balboa Park.

The 1912 “Barnson for Bargains” ad included in the Supplemental Boundary Justification illustrates the desirability of the area:

“Panoramic view of all creation to the horizon at every point of the compass. Unobstructable view of the mountains to Mexico, Point Loma, Coronado Islands and down over the big park to the EXPOSITION grounds. Considering the magnificent view, unequalled car facilities, proximity to what is very soon to be most unique play grounds and wonderful International Botanical Gardens in the world, and its nearness – 20 minutes by car, or 10 minutes through park to the business district. This section is sure to become the favorite residence district of the city and will undergo a most wonderful change in the next twelve months.”

Among the builders who bought lots and constructed houses to sell or built homes for buyers were David Owen Dryden, Alexander Schreiber, Ralph Hurlburt and Charles Tifal, and Melhorn Construction Company, all of whom are on the HRB List of Established Masters (November 2008). In particular, Dryden set a standard for high quality homes in the neighborhood, building 20 homes, 16 of them 2-story (and altering 2 homes built by others) in this six-block area, representing the highest concentration and approximately 40 percent of his homes in San Diego. The attraction of the neighborhood for Dryden is discussed in detail in the Supplemental Boundary Justification. One of the unique aspects was the high number of corner lots created by the mismatched street grids along 28<sup>th</sup> Street between the Park Villas and West End tracts. In addition, the neighborhood was favored by Edward F. Bryans (for whom justification as a Master Builder is presented in this supplemental application), who built 15 homes in the proposed District.

The residents attracted to the neighborhood included some of North Park’s most prominent business people. Emil Klicka lived at 3506 28<sup>th</sup> Street and later at 3404 Pershing Avenue. His brother George Klicka lived at 3543 Pershing Avenue. John Held lived at 3562 Pershing Avenue, Charles Small lived at 3527 Pershing Avenue, and Dudley D. Williams lived at 3594 28<sup>th</sup> Street. The importance of these San Diego businessmen to the development of North Park and the city in general is discussed in the Supplemental Boundary Justification.

Thus, the neighborhood was desirable for real estate speculators selling lots, designer-builders selling houses, and residents eager for a high-quality home with a view. This is the engine that fueled residential and subsequently commercial growth in North Park, creating a second downtown that nearly became an independent city. As Emil Klicka, one of North Park’s most prominent historical figures, said in June 1928: “. . . Balboa Park, as you know, separates this business section from the downtown districts, and only recently a banker from San Francisco called my attention to this fact . . . As to North Park, I believe that within a few years we are going to have a city of our own in this district” (Covington 2007, page 135). The September 29, 1930 issue of the *San Diego Daily Transcript* noted that 2,000 residents of the North Park District petitioned the City Council for an adjunct city hall in the 30<sup>th</sup> and University neighborhood. However, the

City Manager reported that a branch city hall would cost approximately \$345 a month to maintain, and later concluded there was no need for branch city halls in San Diego (Covington 2007, page 183).



Although it did not achieve independence, North Park did become a destination shopping area in the 1940s and 1950s that rivaled San Diego’s downtown, until the 1960s when regional shopping malls initiated decades of downturn. Even now, as the circle turns and North Park undergoes a social and economic renaissance, this neighborhood is clearly special. It is the site of the “Portal” constructed by the City that closed 28<sup>th</sup> Street at Upas Street to through traffic, and is adjacent to Bird Park, an enhanced part of Balboa

Park’s northeast corner that is a community gathering place of picnics, summer concerts, and year-round play.

**Architectural Development**

The predominant architectural styles within the proposed District are Arts and Crafts, Mission Revival/Spanish Revival and California Bungalow. The styles identified in historical surveys of North Park are compiled and compared in Table 1.

**Table 1  
Architectural Styles Identified in Historical Surveys of North Park**

	<b>DRYDEN DISTRICT*</b>		<b>GREATER NORTH PARK**</b>
<b>Style</b>	<b>Number of Buildings</b>	<b>Percentage of Total Buildings</b>	<b>Percentage of Total Buildings</b>
Craftsman	46	34	2
California Bungalow	53	40	36
Spanish Colonial Revival	13	10	13
Mission Revival	7	5	12
Mediterranean	1	1	
Italian Renaissance	1	1	
Prairie	2	1	
Colonial Revival	1	1	3
California Ranch	3	2	16
Not Classified/Other	7	5	
<b>TOTAL</b>	<b>134</b>	<b>100</b>	

\*Source: North Park Dryden District Application DPR forms (2007)

\*\*Source: Gensler Survey (2003 Draft)



**Arts and Crafts:** Approximately one-third of the homes in the proposed District were built in the Craftsman style. Dating from the earliest period of District development, generally prior to 1922, these homes are distributed throughout the District. For comparison, only about 2% of the buildings in Greater North Park date from the Arts and Crafts period based on a draft survey conducted in 2002-2003.

Most of the 22 homes in the proposed District built or modified by Master Builder David Owen Dryden are Craftsman Style, including three of his historically designated houses on 28<sup>th</sup> Street: the John Kenney House at 3571 28<sup>th</sup> Street (#428); the Theresa J. Kline House at 3505 28<sup>th</sup> Street (#452); and the John Carman Thurston House at 3446 28<sup>th</sup> Street (#456). In addition, Master Arts and Crafts Builder Alexander Schreiber built a home at 3432 Pershing Avenue, identified as a Colonial Revival style structure.



*3432 Pershing Avenue*

**Mission Revival/Spanish Revival:** Based on the Southern California regional style popularized at the 1915 Exposition held in adjacent Balboa Park, slightly more than 15% of the homes in the proposed District are in Spanish eclectic styles. In the larger North Park community about 25% of buildings are Spanish /Mission Revival style.

The team of Master Architect Ralph Hurlburt and Master Builder Charles Tifal built two homes in the proposed District: an outstanding Spanish Colonial Revival house at 3404 Pershing Avenue and an adjacent Mission Revival home at 2628 Upas Street. Both homes are oriented toward Balboa Park, located across Upas Street. The historically designated James Blaine Draper Spec. House #1 at 3563 28<sup>th</sup> Street (#835) is built in a similar Italian Renaissance style. Master Builder Melhorne Construction Co. built a Mediterranean style home at 3529 28<sup>th</sup> Street.



*3563 28<sup>th</sup> Street*

**California Bungalow:** Approximately 40% of the homes in the proposed District are classified as California Bungalows. In Greater North Park, about one-third of all structures are California Bungalows. California bungalows primarily were built in the 1920s and 1930s. These homes have much in common with Craftsman homes: low-pitched roofs with significant overhang eaves, front porches and large windows.

When compared with Craftsman homes, California Bungalows have simpler details, often have enclosed eaves and can have stucco siding, although many have wood or shingle siding. A recently designated home built by Dryden at 3503 Pershing Avenue (#839) was identified as a California Bungalow. It is a single story home and, although it retains

many Dryden details, it has a relatively simple structure when compared with the other designated Dryden houses.

Because most of the homes in the proposed District were built in the relatively short time frame from 1910 to 1926, the neighborhood is cohesive and notable in its integrity. Many of the homes in the proposed District exemplify the distinctive characteristics of these styles with high-quality, well-preserved details. Because only two post-war homes were built and because significant modifications have been made to relatively few homes, the neighborhood retains the character from the beginning of the Second World War.

***Architects and Designer-Builders:*** The Supplemental Boundary Justification discusses how the demand for suburban housing in the early 1900s was filled by building companies and independent craftsmen who contracted out their services. As shown in Table 2, the architect or designer-builder is known for more than 80% of the homes in the proposed District. A master-architect or master-builder as identified in the HRB November 2008 list is associated with 26 homes in the District. David Owen Dryden designed 20 and designed alterations to two additional homes. Master-builders Alexander Schreiber and the Melhorn Construction Company were each associated with one home; the team of master-architect Ralph Hurlburt and master-builder Charles Tifal designed and build two adjacent homes across from Balboa Park at the southern boundary of the proposed District. In addition, Edward F. Bryans, who is nominated as a Master Builder in this Supplemental Application, built 15 homes in the proposed District. Table 2 lists architects and designer-builders in alphabetical order, and provides the resource numbers of the homes as identified in the May 2007 application.

**Table 2**  
**Architects and Designer-Builders**  
**of Houses in the Proposed North Park Dryden Historical District**

<b>Name</b>	<b>Resource Number in 2007 Application</b>
Atlas Building Co./M.A. Dunne	117
Augustus (Agustus) H. Blaisdell (5 houses)	18, 23, 56, 79, 116
Edward F. Bryans (15 houses) (nominated for Master Builder)	3, 9, 11, 12, 13, 21, 26, 43, 52, 53, 57, 74, 80, 121, 126
Earle Chaddick	63
John A Chisholm	37
Lewis S. Class	29
Charles W. Clendinning (2 houses)	92, 118
Gordon Cloes	16
G.S. Coding	120
Walter C. Cole (2 houses)	112, 113
Lance V. Consaul (2 houses)	72 (with Theodore Lohman), 125
John F. Cordrey	122
James Blaine Draper (5 houses)	81, 87, 88 (altered by Dryden), 89, 109
* David Dryden (20 + 2 altered) (Master Builder)	35, 41, 42, 44, 46, 48, 50, 67, 71, 73, 76, 77, 78, 85, 88 (altered, originally built by Draper), 93, 96, 103, 108, 110, 127 (altered, originally built by Lassiter), 129
Frank Garside	31
William Gibb	66
John N.D. Griffith (3 houses)	40, 54, 55
Eugene C. Harrington	68
Charles E. Harris (Maude)	100
Edgar Hastings	32
George Hauser	107
Weston M. Hicks (2 houses)	101, 102
* Ralph Hurlburt (2 houses) (Master Architect)	1, 124 (both houses with builder Charles Tifal)
C. Roy Job	60
Ingemore M. Johnson	115
William B. Johnson	30
J.C. Kelley (2 houses)	83, 94
Thomas J. Lassiter (3 houses)	65, 127 (altered by Dryden), 128
A.C. Leich	123
James G. Lennon	99
Theodore Lohman (2 houses)	72 (with Lance V. Consaul), 114
Harry A. Malcolm (4 houses)	58, 86, 91, 119
* Melhorn Constr. Co. (Master Builder)	106
Frank A. Morgan	28
John B. Moss	36

<b>Name</b>	<b>Resource Number in 2007 Application</b>
Edward W. Newman	105
Soren Nielsen	90
John Pearson	104
Quality Building Co./Security Co. (2 houses)	6, 7
A.H. Riddell	34
John A. Robinson (2 houses)	59, 61
Karl Sachs (2 houses)	4, 38
Tom Schalinski	19
* Alexander Schreiber (Master Builder)	5
John Smith	39
Columbus F. Stephens	2
* Charles Tifal (2 houses) (Master Builder)	1, 124 (both homes with designer Ralph Hurlburt)
M. Tripte & Son	62
Walker & Hazen	10
Charles M. Williams	15
Woolsey Brothers Contractors	27
Not Attributed	8, 12, 17, 20, 22, 24, 25, 33, 45, 47, 49, 51, 64, 69, 70, 75, 82, 84, 95, 97, 98, 111, 130-134.

---

\* On City of San Diego HRB List of Masters (November 2008)

## NORTH PARK DRYDEN HISTORICAL DISTRICT

### Edward F. Bryans Nomination for Master Builder

This supplemental application for the North Park Dryden Historical District provides documentation to support the nomination of Edward F. Bryans as a City of San Diego Master Builder. The 1992 Statement of Significance for the proposed Dryden Historical District by Alexander Bevil noted the following regarding Edward F. Bryans:

Dryden's activities in the area spurred other craftsmen/builders to get into the act. One of these, Edward F. Bryans, has also been identified with having built a number of Craftsman style homes in the area. A native of Minnesota, Bryans too came to San Diego in 1912. A contemporary account of Bryans in San Diego Union [May 28, 1922] credits Bryans with having completed over 150 homes and apartment buildings in San Diego by 1922. Bryans has also been identified as being responsible for the building of over twenty two-story apartment buildings along Park Boulevard in the 1920s. Just as Dryden had done, Bryans built a small bungalow for himself and his family (3544 Pershing Avenue) while building homes in the immediate area. In 1933, Bryans was honored by the local chapter of the American Institute of Architects for his collaboration with architect Frank W. Stevenson on building the Streicher Shoe Company's store [alterations] on Fifth Avenue in downtown San Diego's commercial district.

#### **Biographical Summary**

Bryans was born in Minnesota on April 16, 1881 of Irish parents. His father, William, was a farmer in 1900. Edward Francis was the fourth child and second son. His older siblings, Margaret, Mary and William J. were born in Wisconsin. In 1900, Edward had four younger siblings as well, Sarah, Julia, Robert T. and Alice. His listed occupation was "farm labor." He was first listed in the City of San Diego Directory in 1913. His residence was at 3544 Oregon, and his occupation was "bldg contr." He was listed at this address with his wife Myrtle C. from 1913 to 1916. Bryans and his wife were listed at 3022 Upas from 1917 to 1926, and his occupation remained the same.

On September 12, 1918, Bryans registered for the World War I draft. His Draft Registration Card (#2890) listed his age as 37, his birth date as April 16, 1881, his occupation as "contractor & builder," his place of employment as "3022 Upas," and his employers name as "contractor." He was described as having medium height, slender build, light blue eyes and dark brown hair.

On April 29, 1926, Bryans obtained a building permit for 3401 Granada, and this was his listed residence in the City Directory from 1927 until 1961. His occupation was variously listed as "carp," "contr," and "bldg contr," until 1942, after which he had no

occupation. In 1961, A. McPhail moved into 3401 Granada, and Bryans became a resident at 525 Spruce Street. He lived at 525 Spruce Street until 1973. Bryans died August 12, 1973 at the age of 92. His obituary noted he was a retired building contractor, that he moved to San Diego 60 years ago and was a contractor for more than 40 years.

## Buildings Constructed

Bryans built residences throughout San Diego. A partial list of his buildings compiled by the late Donald Covington based on building permit records in the *Daily Transcript* from 1912 to 1927 is presented in Table 1. The permits are grouped by street. Bryans' building permits describe the range of his skill from frame and stucco cottages to stucco flats, brick and tile buildings, and steel and brick stores. One of his earliest permits was obtained March 14, 1912 for a frame cottage in Pauly's Addition (Block 10 Lots 1 & 2), now 3694 Texas Street, at the corner of Landis Street. Bryans built in the tracts of Horton's Addition, Park Villas, University Heights, Blairs Highlands, West End, Pauly's Addition, and Mission Beach. The building permits for the homes on Oregon (Pershing) were obtained from 1913 to 1923. Other streets that Bryans built houses on include 28<sup>th</sup>, 29<sup>th</sup>, Dale, Granada, Mississippi, Palm, and Upas. Table 1 lists building permits for more than ten apartment buildings on Park Boulevard in the 1920s, eight of which are remaining, including 3505 (now 3501) Park Boulevard for Mrs. William Wheeler, and the neighboring building at 3511 Park Boulevard. Other apartments along Park Boulevard listed by Donald Covington as being built by Bryans include 3401, 3418-20, 3422-24, 3430, and 3444-46. Bryans also built the single family residences on Park Boulevard at 3535 and 3687.

The 1996 Greater Mid-City Historic Preservation Strategy project identified Park Boulevard Apartment Row as a potential historic district. This area, shown as proposed Historic District 3 on the brochure provided with this supplemental application, encompasses Bryans' apartment buildings on Park Boulevard from Upas to roughly Pennsylvania. The proposed district is described as follows: "Increasing demand for housing along the trolley route between Balboa Park and University Avenue in the 1920's-1930's was satisfied by the construction of apartment buildings in the Park Boulevard area. Varied moderne and revival styles coexist along Apartment Row. There are even a few remaining California Bungalows. There is a preponderance of 1920's Spanish Colonial Revival and Neoclassical Revival apartment buildings within the district." The Statement of Significance for the Park Boulevard Apartment Row Historic District, prepared by Alex Bevil and dated July 21, 1992, stated that "one person stands out as the most responsible for the physical development of Apartment Row—Edward F. Bryans" and noted that 22 of the apartment buildings within



EDWARD F. BRYANS  
... contractor 40 years

## Edward Bryans Services Set At Greenwood

Services for Edward F. Bryans, 92, of 525 Spruce St., a retired building contractor, will be at 3 p.m. today in Greenwood Mortuary. Burial will follow in Greenwood Memorial Park.

Bryans, who died Sunday in a convalescent hospital, was born in Grand Meadow, Minn., and moved to San Diego 60 years ago. He was a contractor here for more than 40 years. He was a member of Masonic Lodge 35, F&AM, and Scottish Rite Bodies and a former member of Elks Lodge 168.

A sister survives. The family suggests contributions to the Cancer Society.

the boundaries have been credited to him. In addition to the apartment buildings listed above and in Table 1 from records compiled by Donald Covington, the District Forms in Volume 3 of the Historical Greater Mid-City San Diego Preservation Strategy credit Edward F. Bryans for building the apartments at 3402, 3436, 3521, 3525, and 3611 Park Boulevard, as well as apartments at 1634, 1646, and 1652 Upas Street. The 16 buildings identified in the 1996 Preservation Strategy as being built by Bryans are listed in Table 2. Bryans built the house at 3535 Park Boulevard for Nathaniel Sebastian, developer of five of the buildings in the proposed apartment row district.

The Bryans Neoclassic apartment building at 3511 Park Boulevard is pictured in the brochure. Another Bryans' residence, 3406 Granada, is also pictured in the 1996 Preservation Strategy brochure. This house was built in 1919 for Samuel and Dora Loeffler, who owned and operated a clothing store on Fifth Avenue and later on the southeast corner of 30<sup>th</sup> Street and University Avenue where the store remained through the 1920s. This house is across the street from Bryans' former home at 3401 Granada.

The quality of the work Bryans did in a variety of architectural styles is illustrated by the photographs of his buildings that still grace North Park, Mission Hills, and University Heights (Figures 1 through 6, all photos courtesy of Stephen and Katherine Hon, December 2008).

### **Awards and Recognition**

A large ad in the May 28, 1922 *San Diego Union* for the Benson Lumber Company highlighted E.F. Bryans as a builder. The ad noted "Mr. Bryans has built over one hundred and fifty homes and flats in San Diego during the last ten or eleven years. The above pictured house is a sample of his workmanship. He also does considerable flat building, now working on the 'Stacy' flats at 3420 Park blvd. The Sebastian flats in the 3500 block are his jobs, too. The steel building for Ed Streicher at 8<sup>th</sup> and E streets is being erected by him. Mr. Bryans can be found at 3022 Upas or by phoning Hillcrest 507."

In 1933, the San Diego Chapter of the American Institute of Architects gave an Honor Award to F.W. Stevenson, Architect (Master Architect on the November 2008 HRB List of Established Masters), and E.F. Bryans, Contractor, for the extensive alterations made to the Streicher Shoe Company Building at 939 Fifth Avenue. The award poster, compiled in Figure 7, illustrates the extent of the remodeling done in the Art Nouveau style to the reinforced concrete, brick façade building constructed in 1911. Current photos of the building are presented in Figure 8. The Manhattan Restaurant and Hotel originally operated in the building. In 1921, the Universal Boot Shop was established on the first floor. Edward Streicher had the building remodeled for his third San Diego store and the company's general offices in 1930. He sold the building back to the owner of Universal Boot Shop in 1944. The building is currently vacant and signed as being for sale.

## Designated Resources

Two Bryans' houses have been designated by the City of San Diego as Historical Resource Sites.

On October 25, 2001, the Dyar and Grace Hazelrigg House at 4247 Arden Way was designated as a significant historical resource under HRB Criterion B (Historic Person, for its association with the Hazelriggs, a long standing merchant family of San Diego who owned several drug stores in the city) and Criterion C (Architecture).



The staff report noted that the “house features a moderate-pitched cross-gabled roof with wide, unenclosed eave overhangs, upheld by large decorative wood rafters. Other Craftsman features include large square pillars supporting a triangular beam over a somewhat unusual ‘L’ shaped front porch.” (City of San Diego Report No. P-01-196, October 10, 2001)



*Dyar and Grace Hazelrigg House, 4247 Arden Way, Resource #495  
Photos courtesy of Katherine Hon, December 31, 2008*



On November 22, 2002, the Eldora Rudrauff House at 3411 29<sup>th</sup> Street was designated as individually significant under HRB Criterion C (Architecture). The staff report noted: “This Craftsman style home is individually significant because it possesses a composition of architectural elements that are typical yet unique. The roof patterns of the house are unique because of the cross gables and varying roof levels. The window fenestration patterns are unique in their larger amount and composition and placement. The wall surface fenestration is unique in the combination of patterned redwood shingle and horizontal redwood siding and the overall craftsmanship which has withstood years of neglect.” The report noted under Criterion F that “The architectural style of this house, as well as its construction date could also make it a contributor to a future district.” (City of San Diego Report No. P-02-209, November 7, 2002)



*Eldora Rudrauff House, 3411 29<sup>th</sup> Street, Resource #558  
Photo Courtesy of Katherine Hon, December 27, 2008*

**Table 1 Partial List of Building Permits Obtained by Edward F. Bryans, 1912 to 1927**  
**Compiled by Donald Covington**  
**(Grouped by Street)**

YEAR	MONTH	DAY	ADDRESS	STREET	TRACT	\$\$	FOR	COMMENT
1922	Aug	3	2829	28th	West End			
1920	Sept	22	3648	28th	Park Villas	\$5,700	A. Ford	frame cottage and garage
1921	Mar	18	1715	29th		\$3,200	M. Bodtke	frame dwelling
1918	Apr	19	3411	29 <sup>th</sup> [orig. Kansas]		\$3,000		frame cottage and garage DESIGNATED
1924	Dec	22	1640-62	2nd	Hortons Add	\$35,000		stucco flats
1922	Mar	31	1930	32nd				
1922	Mar	31	1932	32nd				
1924	Aug	13	3439	32nd	Park Villas	\$3,200	William P. Mayer	frame cottage and garage
1924	Aug	13	3445	32nd	Park Villas	\$3,500	William P. Mayer	frame cottge and garage
1920	Aug	19	4247	Arden Way		\$5,500		cottage and garage DESIGNATED
1921	Sept	22	3772	Arnold	Park Villas	\$2,250	Alice Cave	frame cottage
1922	Oct	9	1414	Brooks	Univ Heights	\$4,250	A. Stove	frame cottage and garage
1920	Jul	21	3020	Dale		\$4,700		frame cottage and garage
1921	Feb	3	3330	Dale	Lynhurst			
1920	Sept	1	3344	Dale	Lynhurst	\$5,500		frame cottage and garage
1922	Mar	30	745	E	Hortons Add	\$24,639	Streicher	steel & brick store
1923	Aug	23	827-39	E	Hortons Add	\$14,000	E.S. Lovett	brick and tile store room
1923	Mar	22	1440	E		\$15,000	E.M. Goodwin	tile and brick bldg

**Table 1 Partial List of Building Permits Obtained by Edward F. Bryans, 1912 to 1927**  
**Compiled by Donald Covington**  
**(Grouped by Street)**

YEAR	MONTH	DAY	ADDRESS	STREET	TRACT	\$	FOR	COMMENT
1920	Mar	6	2237	Ft Stockton				
1926	Nov	20	2831	Granada	Blairs Highlands	\$7,500	L.C. Vandever	stucco residence and garage
1920	Feb	13	2839	Granada				
1924	Nov	8	2917	Granada	Blairs Highlands	\$1,200	Monte Hite	garage and rooms above
1926	Apr	29	3401	Granada	West End	\$6,000		stucco cottage and garage - his home 1927-1961
1927	Mar	31	3411	Granada	West End	\$4,500	D.F. Hughey	stucco cottage and garage
1921	Jun	8	3528	Herman	Park Villas	\$4,000	P.E. Fower	frame cottage and garage
1916	Oct	16	3849	Illinois		\$1,400		
1926	Jun	8	1330	India		\$6,900	J. Burnham Co.	brick and tile garage
1921	Mar	3	3672	Indiana		\$3,000	Mr. Panek	frame residence
1924	Jun	18	4152	Jackdaw				
1924	Aug	11	3043	Juniper	Watkins & Biddle	\$2,600		4 frame cottage and garage
1926	Mar	17	1848	Lyndon		\$8,000		stucco residence and garage
1925	May	25	3567	Mississippi	Paulys	\$5,000	F.R. Bartlett	frame cottage and garage
1924	Jun	19	1641-43	Myrtle	Univ Heights	\$8,990	Nat Sebastian	frame flats
1925	Apr	13	1725-27	Myrtle	Univ Heights	\$11,966	Ella & Nat Sebastian	stucco flats
1924	Aug	13	3215	Myrtle	Park Villas	\$2,400	William P. Mayer	frame cottage and garage
1913	Jan	20	3420	Oregon	Park Villas	\$1,700		

**Table 1 Partial List of Building Permits Obtained by Edward F. Bryans, 1912 to 1927**  
**Compiled by Donald Covington**  
**(Grouped by Street)**

<b>YEAR</b>	<b>MONTH</b>	<b>DAY</b>	<b>ADDRESS</b>	<b>STREET</b>	<b>TRACT</b>	<b>\$\$</b>	<b>FOR</b>	<b>COMMENT</b>
1921	Oct	25	3521	Oregon	Park Villas	\$4,000	E.F. Ikins	frame cottage and garage
1916	Oct	10	3536	Oregon				Cunningham Elec
1913	May	15	3544	Oregon	Park Villas	\$2,000	himself	frame cottage and garage
1923	Jan	10	3593	Oregon	Park Villas	\$9,000		frame residence and garage
1916	Dec	4	3612	Oregon	Park Villas	\$2,500		
1921	Oct	31	3635	Oregon	Park Villas	\$5,000	K.J. Thompson	frame cottage and garage
1917	Feb	23	3652	Oregon	Park Villas			frame cottage and garage
1923	Jun	13	2927	Palm	Blairs Highlands	\$2,850	F.R. Bartlett	frame cottage and garage
1926	Nov	4	3401	Park Blvd	Univ Heights	\$20,000	C.H Williams	stucco flats and garages
1925	Sept	18	3418-20	Park Blvd	Univ Heights	\$10,000		2 frame flats and garages
1924	Dec	12	3422-24	Park Blvd	Univ Heights	\$11,000		frame flats and garage
1925			3430	Park Blvd	Univ Heights			flats
1924	Oct	14	3444-46	Park Blvd	Univ Heights	\$14,874	Ella Sebastian	stucco flats
1922	Jul	31	3505	Park Blvd	Univ Heights	\$24,327	Mrs. William Wheeler	frame flats (4) and garages
1922	Oct	30	3509	Park Blvd	Univ Heights			
1922	Jul	31	3511	Park Blvd	Univ Heights	\$25,520	Helene Henrich	frame flats (4) and garages
1926	Nov	16	3517	Park Blvd	Univ Heights	\$4,500		stucco flats and garage

**Table 1 Partial List of Building Permits Obtained by Edward F. Bryans, 1912 to 1927**  
**Compiled by Donald Covington**  
**(Grouped by Street)**

<b>YEAR</b>	<b>MONTH</b>	<b>DAY</b>	<b>ADDRESS</b>	<b>STREET</b>	<b>TRACT</b>	<b>\$\$</b>	<b>FOR</b>	<b>COMMENT</b>
1926	Dec	31	3517	Park Blvd	Univ Heights	\$14,000		5-flat building
1921	Sept	29	3535	Park Blvd	Univ Heights	\$4,000	Ella & Nat Sebastian	frame residence
1921	Sept	29	3541	Park Blvd	Univ Heights	\$18,000	Ella & Nat Sebastian	2-story frame flats (apts)
1913	Oct	27	3687	Park Blvd	Univ Heights	\$1,500	B.W.Wood	frame cottage
1926	May	25	835	Santa Barbara	Mission Beach	\$5,500	R. Hazard	
1921	Feb	3	3576	Texas		\$4500	H.E. Cave	frame bungalow
1912	Mar	14		Texas	Paulys	1,500		frame cottage betwn Dwight & Landis
1921	Sept	22	2046	University	Univ Heights	\$1,700	J.M Crother	frame cottage
1923	Jan	17	2542-46	University	Univ Heights	\$13,000	J.F. Boyle	frame store and 4 flats
1925	Dec	14	3001	University	West End	\$2,000	W. Mayer	repairs for Krumholz & Mayer
1925	Nov	18	1714-20	Upas		\$13,000	J. Williams	stucco flats
1921	Oct	31	2728	Upas	Park Villas	\$5,000	Nellie Whittemore	frame cottage and garage

**Table 2 List of Buildings Constructed by Edward F. Bryans**  
**Compiled for the City of San Diego Department of Planning Historical Greater Mid-City San Diego Preservation Strategy**  
**July 15, 1996**

<b>YEAR</b>	<b>ADDRESS</b>	<b>STREET</b>	<b>ARCHITECTURAL STYLE</b>	<b>EVALUATION COMMENT</b>
1927	3401-07	Park	Italian Renaissance	Individually Significant
1924	3402	Park	Craftsman	Contributing Structure
1925	3418-20	Park	Spanish Colonial Revival	Contributing Structure
1926	3422-24	Park	Spanish Colonial Revival	Contributing Structure
1925	3436	Park	Italian Renaissance	Contributing Structure
1922	3446	Park	Spanish Colonial Revival	Contributing Structure
1923	3501	Park	Neoclassical	Individually Significant
1924	3511	Park	Neoclassical	Individually Significant
1928	3521	Park	Spanish Colonial Revival	Individually Significant
1926	3525	Park	Spanish Colonial Revival	Individually Significant
1921	3611-17	Park	Mission Revival	Individually Significant
1927	1641	Myrtle	Spanish Colonial Revival	Contributing Structure
1926	1725	Myrtle	Spanish Colonial Revival	Individually Significant
1926	1634	Upas	Italian Renaissance	Contributing Structure
1925	1646	Upas	Italian Renaissance	Contributing Structure
1925	1652	Upas	Italian Renaissance	Contributing Structure

Figure 1 Photographs of Apartment Buildings Built by Edward F. Bryans



3401 Park Boulevard



3401 Park Boulevard



3418-20 Park Boulevard



3418-20 Park Boulevard

Figure 2 Photographs of Apartment Buildings Built by Edward F. Bryans



3422-24 Park Boulevard



3430-34 Park Boulevard



3436-40 Park Boulevard



3444-46 Park Boulevard



Figure 3 Photographs of Apartment Buildings Built by Edward F. Bryans



3501 Park Boulevard



3511 Park Boulevard



3521 Park Boulevard



3525 Park Boulevard

Figure 4 Photographs of Apartment Buildings Built by Edward F. Bryans



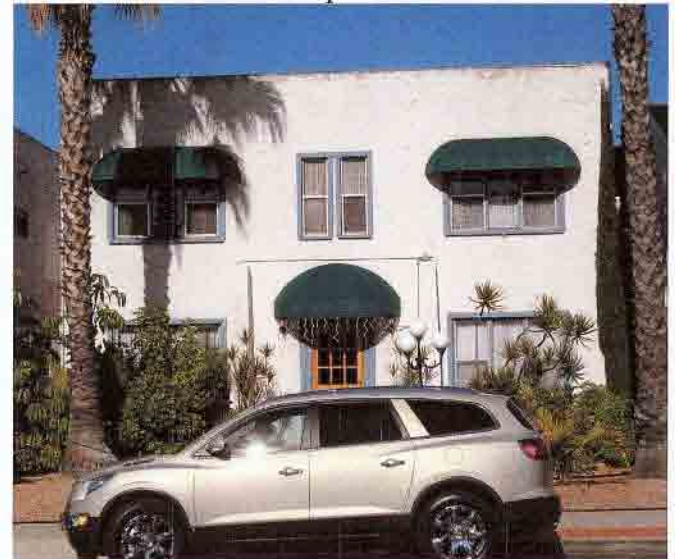
3611 Park Boulevard



1634 Upas Street



1646 Upas Street



1652 Upas Street

Figure 5 Photographs of Residences Built by Edward F. Bryans



3043 Juniper Street



1641-43 Myrtle Avenue



1725-27 Myrtle Avenue



2927 Palm Street



1414 Brookes Avenue



3535 Park Boulevard



3687 Park Boulevard



3215 Myrtle Avenue



1715 29<sup>th</sup> Street

Figure 6 Photographs of Residences Built by Edward F. Bryans



3411 Granada



3020 Dale



3344 Dale Street



3567 Mississippi Street



3612 Pershing Avenue



3521 Pershing Avenue



3635 Pershing Avenue



3652 Pershing Avenue



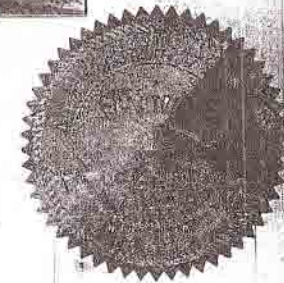
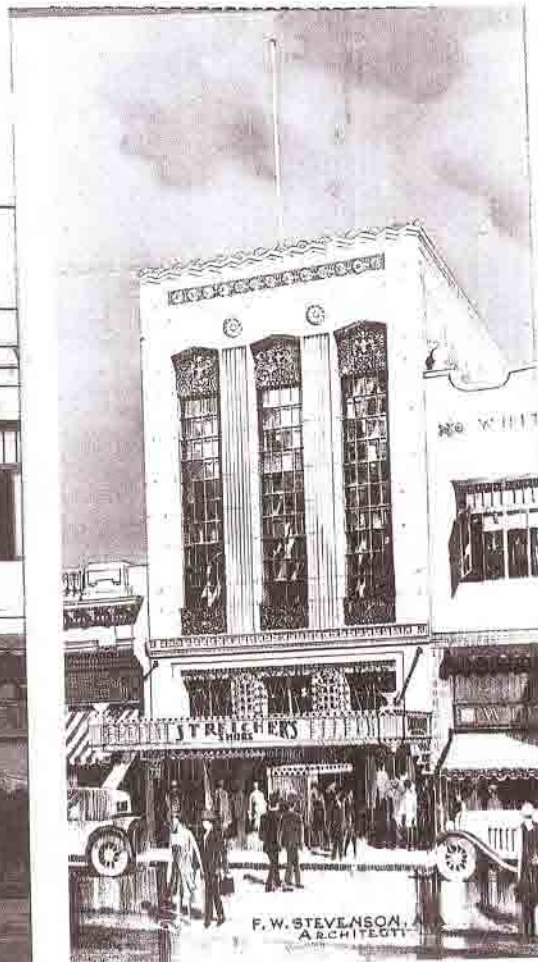
3420 Pershing Avenue

Figure 7 Compilation of 1933 AIA Award Poster to Frank Stevenson, Architect, and Edward F. Bryans, Contractor

ALTERATIONS  
STREICHER SHOE COMPANY BUILDING  
F.W. STEVENSON, ARCHITECT

HONOR AWARDS, SAN DIEGO CHAPTER  
The American Institute of Architects

SUBJECT Alterations Streicher Shoe Company Bldg. Completed 1931  
GROUP 3 SECTION B  
NOMINATED BY F. W. Stevenson  
ARCHITECT OR CREATOR F. W. Stevenson  
OWNER Streicher Shoe Company  
CONTRACTOR E. F. Bryans



1933  
AWARD

Group III  
COMMERCIAL  
BUILDINGS

San Diego  
Chapter

American  
Institute  
of  
Architects

Source of award poster: San Diego Historical Society

Figure 8 Current Photographs of Former Streicher Shoe Store Building at 939 Fifth Avenue



*Photos courtesy of Stephen Hon, January 2, 2009*



# ATTACHMENTS



# APPENDIX F ACKNOWLEDGEMENTS

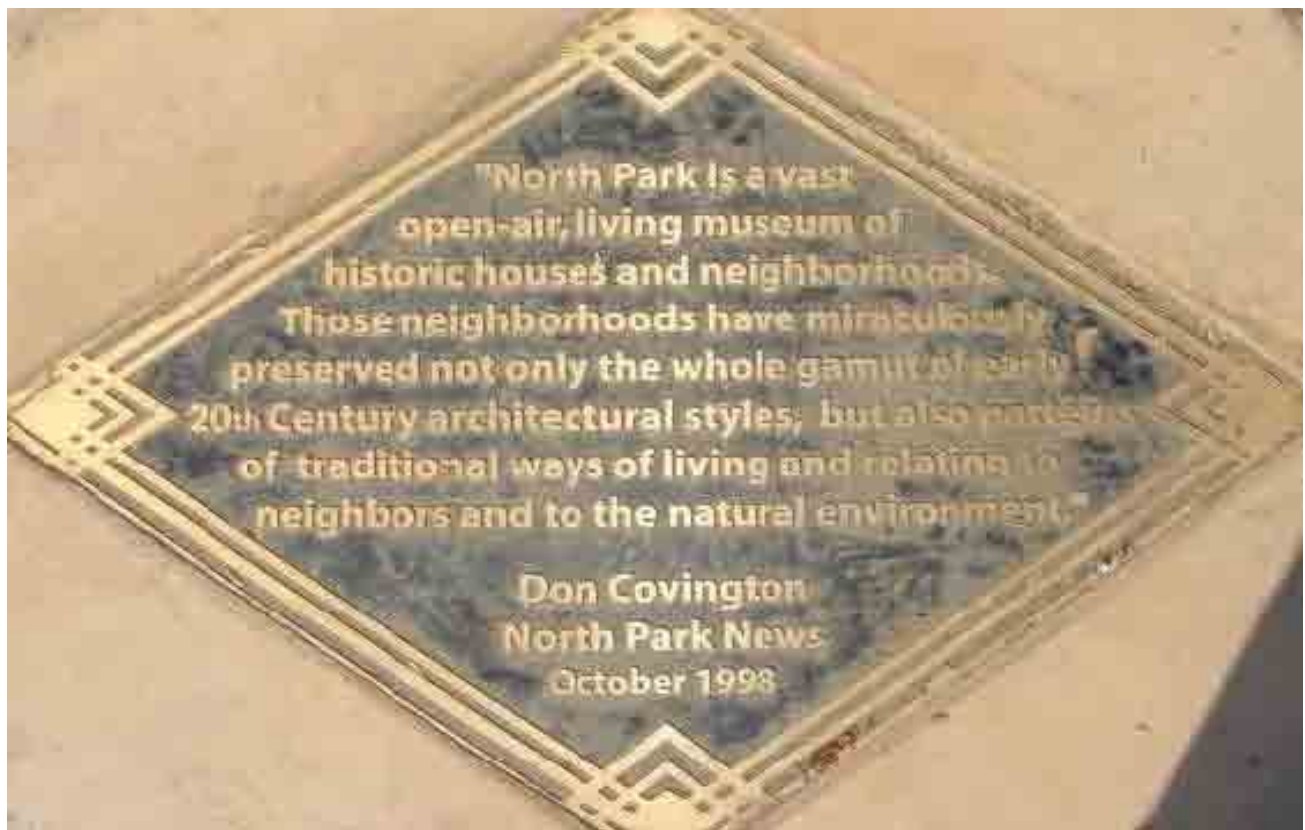
## Contributors

George Franck, AICP  
Katherine Hon, P.E.  
Daniel Marks, AIA, NCARB

- 3545 Inez Street, San Diego, CA 92106 619-223-0644  
- 2226 Dwight Street, San Diego, CA 92104 619-294-8990  
- 2643 4<sup>th</sup> Avenue, San Diego, CA 92103 619-702-9448

## Additional Participants

Robert Powell  
John Stewart McGahy  
Karon Covington  
Don Covington  
Jack Illes  
Alex Bevil



Pavement Plaque located at the end of 28<sup>th</sup> Street Park





# CONTRIBUTING RESOURCES

(AS PROPOSED BY THE APPLICANT)



**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3405 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-404-06

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

On the western portion of the lot, a one-story Spanish Colonial Revival duplex dates from the mid-1920s. The exterior is sided with sand-finished stucco; the roof is red masonry tile. The low-pitched hip roof has minimal overhang and is trimmed with a wooden cornice below enclosed eaves. On the 28<sup>th</sup> Street building façade, a recessed front porch provides access to one residential unit; on the Upas Street façade, a similar covered porch provides access to the second unit. A fixed-pane bay window covered by a separate, small tile roof also faces Upas Street. On the eastern third of the lot, a separate garage structure and second floor residential unit has direct access to Upas Street. The garage building has a hip tile roof with cornice and roof overhang details similar to the duplex building. Security doors have been added to all three front doors, and most windows in all three units have been replaced with sliding wood-vinyl windows with removable muntins. The original bay window and several metal, casement windows remain.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1920's

\*P7. Owner and Address:

Domenic A Deluca, Linda N Deluca

14660 Ranch Trail Drive

El Cajon, CA 92021

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 97- North Park Dryden Historical District**  
453-404-06 3405 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
1920's

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3405 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-404-06-00

**\*P3a. Description:**

No update.

P5a. Photo



P5b. Description of Photo:

View: Looking East

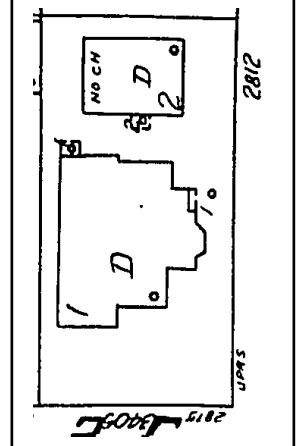
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1936

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Most of the original steel frame and sash windows have been replaced with vinyl windows in the original openings. Some steel frame and sash casement windows remain. Roofing tile may have been replaced, but the clay tile roofing is appropriate to the style.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-404-05 3411 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3411 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-404-05

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Spanish Colonial Revival house dates from the mid-1920s. The exterior is covered in textured stucco and an extended parapet wall topped by a single row of red tile screens the flat roof. A red tile shed roof shelters the front entrance at the center of the west façade, with a smaller shed roof sheltering the kitchen door on the south side of the house. A small tower with a hip-roof is located immediately north of the front door, forming the north wall on an entrance court. This court is three steps above the front yard and is separated from the lawn by a low wall. The tower has a red-tile hip roof and tile air vents. A six-section, multi-paned casement window wraps around the southwest corner of the house.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1920's

\*P7. Owner and Address:

Thomas P. Eberman, Erika E. Eberman

3411 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB  
Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 98-** North Park Dryden Historical District  
453-404-05 3411 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
1920's

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992  
Wayne Donaldson, AIA - 1996  
Katherine Hon, P.E. – 2004-2007  
George Franck, AICP – 2004-2007  
Daniel Marks, AIA, NCARB – 2004-2007

\*Date of Evaluation:

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3411 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-404-05-00

**\*P3a. Description:**

The house has been restuccoed with a historically inappropriate "Spanish Lace" style stucco. Clay tile roofing has been added to the top of the parapet. The original windows, some of which may have been metal frame and sash, have been replaced within the original openings by replacement wood windows. The divided lite pattern is slightly different, with only three lites rather than the original four.

P5a. Photo



P5b. Description of Photo:

View: Looking East

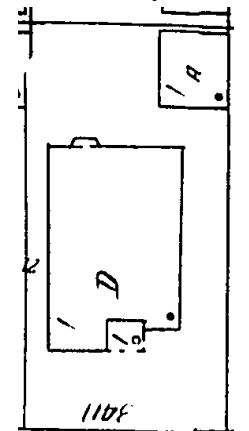
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1937

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The house has been restuccoed with a historically inappropriate "Spanish Lace" style stucco. Clay tile roofing has been added to the top of the parapet sometime prior to 1996. The original windows, some of which may have been metal frame and sash, have been replaced within the original openings by replacement wood windows. The divided lite pattern is slightly different, with only three lites rather than the original four.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3412 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-392-11

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one- to two- story Craftsman style house is built on a rectangular plan with a smaller gable-ended unit on top of a larger cross-gabled ground floor. Craftsman/builder David O. Dryden completed it in 1917 for dentist T.S. Childs and his wife Carlotta. Widely overhanging roof eaves, square-cut wood shingle siding and combination casement and fixed windows, all display architectural features pertaining to the structure, ornamentation and functional planning commonly found in house design and construction methods typified by the American Arts and Crafts movement of the early 20<sup>th</sup> century.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

February 1917

\*P7. Owner and Address:

Thomas L Noel Jr., Larry T. Baza

3412 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 67- North Park Dryden Historical District**  
453-392-11 3412 28th Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[February 1917](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

[David Owen Dryden](#) was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3412 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-392-11-00

**\*P3a. Description:**

The existing, original shingle pattern features alternating rows of tall and short shingles. Original wood frame and sash windows present on the house consist primarily of casement windows with three lites in the upper portion of the window. A single pane fixed window with divided lites in the upper portion of the window is present to the left of the entry door, and at the north end of the porch.

P5a. Photo



P5b. Description of Photo:

View: Looking West

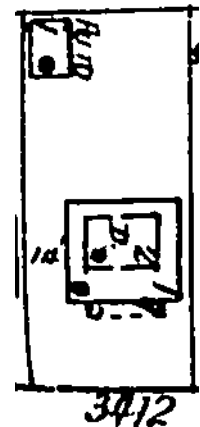
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1917

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The landscaping elements at the front yard have been redesigned to eliminate the original scored concrete walkway leading from the sidewalk, which has been replaced with a semi-circular path pavers leading from the sidewalk to the porch and to the driveway. The chimney is rather tall and may have been extended.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-404-04 3419 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3419 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-404-04

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Builder James G. Lennon completed the Spanish Colonial Revival home in March 1924. Elwood K. and Mary Wolfe were the first resident owners. Sided with smooth stucco, the house has a moderately pitched, multi-hued masonry tile gable roof with minimal overhang. The roof ridge is parallel to the street and a stucco chimney is located on the north side of the house. Supported by curving wall brackets, the central third of the main roof is extended slightly to the west to shelter the front door. Large single-pane windows are located on both sides of the door. Located slightly farther back from the street on the south side of the house, a second door also faces the street, sheltered by a smaller shed tile roof and enclosed by archways facing both west and south. A second dwelling unit, probably a conversion of the original garage, is visible on the south side of the house.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

March 1924

\*P7. Owner and Address:

Brian & Michelle Black

3419 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 99- North Park Dryden Historical District**  
453-404-04 3419 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[March 1924](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [James G. Lennon](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3419 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-404-04-00

**\*P3a. Description:**

The stucco texture is a medium sand texture. Roofing tile may have been replaced, but the clay tile roofing is appropriate to the style. Clay roofing tiles have been added to the top of the parapet.

P5a. Photo



P5b. Description of Photo:

View: Looking East

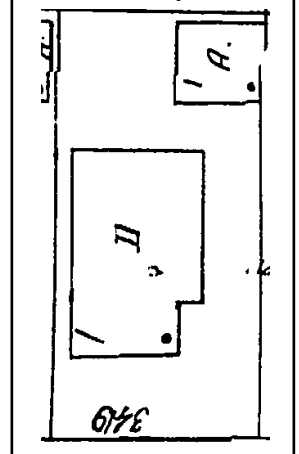
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1924

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The stucco texture is a medium sand texture. Roofing tile may have been replaced, but the clay tile roofing is appropriate to the style. Clay roofing tiles have been added to the top of the parapet.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-392-10 3420 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3420 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-392-10

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Eugene C. Harrington designed and built this one-story Craftsman home completed in March 1913. The house is cross-gabled, with the main gable parallel to the street and a deep front porch located under a smaller, street-facing gable. The low-sloped roofs have moderately overhanging eaves. The original siding has been covered with stucco, with a stone veneer covering the portion of the street-wall located under the porch roof. While wrought iron posts and railings have replaced the original porch columns, the street-facing windows and front door appear to be original. A brick chimney is located on the south side wall of the house.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

March 1913

\*P7. Owner and Address:

Fischer Kendro Family Trust

3420 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 68 - North Park Dryden Historical District**  
453-392-10 3420 28th Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[March 1913](#)

\*B7. Moved? No Yes Unknown Date: Original Location:

\*B8. Related Features:

B9a. Architect: [Eugene C. Harrington](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3420 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-392-10-00

**\*P3a. Description:**

The architectural description notes on the 523A form notes the presence of stucco over wood siding, the application of a stone veneer, and wrought iron posts that support the porch. However, these elements are not present in the photo provided on the 523A form. Currently, the house features wood lap siding; square porch supports; and short porch railing; and vertical wood slat vents in the gable end. The windows appear to be original. See "B6. Construction History"

P5a. Photo



P5b. Description of Photo:

View: Looking West

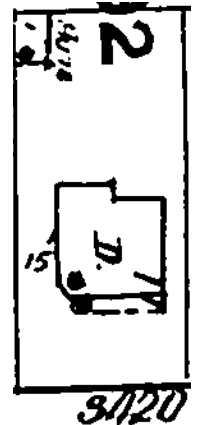
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Based on photos dating to 1996, it appears that the house did have stucco siding, stone veneer, and wrought iron porch supports. The vents in the gable end had also been replaced with a simple square vent. Currently, the house features wood lap siding; square porch supports; and short porch railing; and vertical wood slat vents in the gable end. The windows appear to be original. This work appears to have occurred in 2005. It is unclear whether or not the work was done with the assistance of historic photographs.



**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3429 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-404-03

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Builder Charles E Harris, working with his wife Maude, completed this one-story Mission Revival bungalow in October 1924 for Lisa Reeves. Mr. Harris was listed as an initial co-owner of the property. This textured stucco home has shaped parapets surrounding a flat roof. Buttress extensions of the street wall appear to support the structure. Across the flat building façade, four rectangular parapet sections separate three vertically arched parapet sections. A red-tile shed roof extends toward the street in front of the central arched parapet. This front entry porch has a large arched opening facing the street, but is entered from the south. The front façade is symmetrical, with large tripartite windows on each side of the front door. Awnings over these windows and an added shed roof on the south side of the house are not consistent with the original structure.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1924

\*P7. Owner and Address:

Daniel Nabb

3429 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 100- North Park Dryden Historical District**  
453-404-03 3429 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[October 1924](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Charles E. Harris \( Maude \)](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)  
[Wayne Donaldson, AIA - 1996](#)  
[Katherine Hon, P.E. – 2004-2007](#)  
[George Franck, AICP – 2004-2007](#)  
[Daniel Marks, AIA, NCARB – 2004-2007](#)

\*Date of Evaluation:

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3429 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-404-03-00

**\*P3a. Description:**

A thicker stucco texture has been applied to the house. The chimney, shown as exposed masonry in the 1996 and 2007 photos, has been stuccoed.

P5a. Photo



P5b. Description of Photo:

View: Looking East

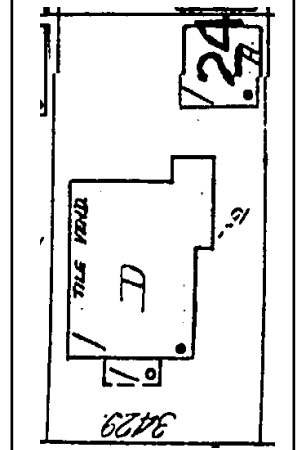
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1924

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A thicker stucco texture has been applied to the house. The chimney, shown as exposed masonry in the 1996 and 2007 photos, has been stuccoed.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-392-09 3430 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3430 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-392-09

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Richard A. and Mary Jones were the original owners of this one-story California Bungalow, completed in November 1922. The house is front-gabled with a low-pitched roof that has moderately overhanging eaves. A porte-cochere extends from a front porch over the driveway on the south side of the house. The front porch has elephantine columns resting on brick piers; it is enclosed with two large, single-pane windows facing the street and multi-paned entry doors facing the driveway. While the porch enclosure may not be original, its detail and workmanship indicate that this was an early modification to the house. The house is sided with clapboard. The brick-trimmed, masonry wall enclosing the front yard is relatively new but is consistent with the original brick porch columns.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

November 1922

\*P7. Owner and Address:

Christopher J. & Martha Workman

3430 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 69- North Park Dryden Historical District**  
453-392-09 3430 28th Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[November 1922](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3430 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-392-09-00

**\*P3a. Description:**

The original front porch has been enclosed with two large single pane windows and some framing elements. The house is accessed from the side off of the driveway through a pair of French doors. The original entry door opening is still visible through the window, but the wall that the entry door sits in, which was originally an exterior wall, has been re-finished with plaster, as opposed to the original siding. The owner states that the original door is still present.

P5a. Photo



P5b. Description of Photo:

View: Looking West

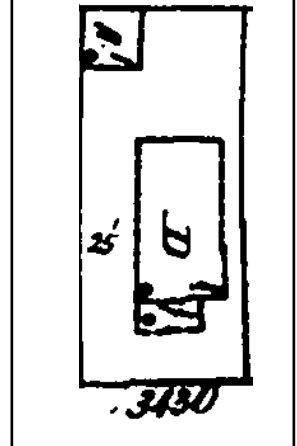
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1921

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The original front porch has been enclosed with two large single pane windows and some framing elements. The house is accessed from the side off of the driveway through a pair of French doors. The original entry door opening is still visible through the window, but the wall that the entry door sits in, which was originally an exterior wall, has been re-finished with plaster, as opposed to the original siding. The owner states that the original door is still present. Brick retaining walls and landscape elements have been added. The brick at the porch piers and steps matches the new brick retaining walls, and the brick at the chimney is different from the brick at the piers and retaining walls, indicating that the brick at the piers has been replaced.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-404-02 3435 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3435 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-404-02

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Weston M. Hicks completed the Mission Revival home for Arthur and Esther Sprague in December 1924. This flat-roofed textured stucco home has two wings extending toward the street at each side of the structure. The wing to the north extends closer to the street with the front entrance located on the south side of this wing, sheltered by a small red-tile shed roof. A tripartite window is located on the north wing, with a large fixed central pane of glass and double-hung windows on each side. Two double-hung windows in a single frame are located on the street wall of the south wing. Vine and flower relief decorations occupy recessed eyebrows above the windows on the street walls of both wings. The four wood-framed casement windows spanning the street wall between the two wings may be replacements.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

December 1924

\*P7. Owner and Address:

Bengtson Family Trust

3435 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 101- North Park Dryden Historical District**  
453-404-02 3435 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[December 1924](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Weston M. Hicks](#)

b. Builder:

\*B10. Significance: Theme:

[Area: Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)  
[Wayne Donaldson, AIA - 1996](#)  
[Katherine Hon, P.E. – 2004-2007](#)  
[George Franck, AICP – 2004-2007](#)  
[Daniel Marks, AIA, NCARB – 2004-2007](#)

\*Date of Evaluation:

(This space reserved for official comments.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3435 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-404-02-00

**\*P3a. Description:**

A thicker stucco texture has been applied to the house. Original wood windows have been stripped and stained. Wood frame screens have been added to some windows. The entry steps and patio area have been covered with tile.

P5a. Photo



P5b. Description of Photo:

View: Looking East

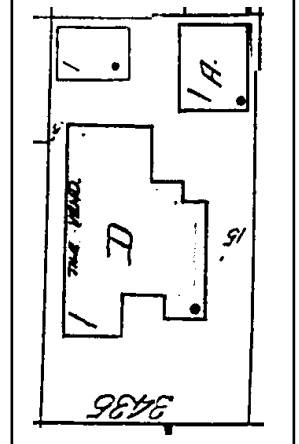
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1924

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A thicker stucco texture has been applied to the house. Original wood windows have been stripped and stained. Wood frame screens have been added to some windows. The entry steps and patio area have been covered with tile.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3445 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-404-01

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Weston M. Hicks completed this Spanish Colonial Revival duplex for William A. and Esther Walters in January 1925. These stacked apartment units are nearly identical, with two bedrooms in each unit plus a maid's room on each floor adjacent to the kitchens. The textured stucco building has a flat roof. A porch on the lower unit has three arched openings separated by twisted columns. Louvered windows have been added to enclose this porch. Directly above, an aluminum awning has been added to cover the porch of the upper unit. Both units are entered through a single arched doorway on the northwest corner covered with a small red-tile roof. An added aluminum awning shelters the door. Arched windows on the north wall provide light to the stairway and halls of the units. The garage, located behind the residential units on Myrtle Avenue, has been significantly expanded.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

January 1925

\*P7. Owner and Address:

Leona Hoffert

3445 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 102- North Park Dryden Historical District**  
453-404-01 3445 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
January 1925

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Weston M. Hicks

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992  
Wayne Donaldson, AIA - 1996  
Katherine Hon, P.E. – 2004-2007  
George Franck, AICP – 2004-2007  
Daniel Marks, AIA, NCARB – 2004-2007

\*Date of Evaluation:

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3445 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-404-01-00

**\*P3a. Description:**

Slate tile has been added to the entry steps. One original wood frame and sash window was replaced with a louvered window on the Myrtle Street elevation, and at the rear. It is unknown whether the French doors on the wall behind the three arches at the second porch/entry are original.

P5a. Photo



P5b. Description of Photo:

View: Looking East

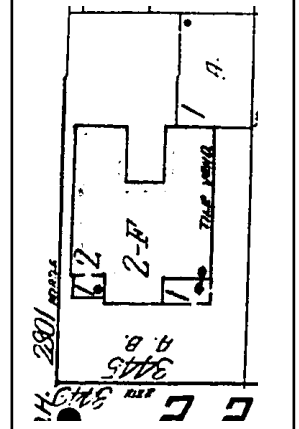
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1925

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Slate tile has been added to the entry steps. One original wood frame and sash window was replaced with a louvered window on the Myrtle Street elevation, and at the rear. A 1996 photo indicates that windows had been installed in the three arched openings at the second porch/entry; however, these windows have since been removed. It is unknown whether the French doors on the wall behind are original.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-392-07, 3446 28<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3446 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-392-07

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story box-like Craftsman style house was built by David O. Dryden in 1916 for retired Chicago manufacturer, and proprietor of a paint and varnish company, John Carman Thurston. Mr. Thurston set about converting the grounds of his property into an Arcadian estate which included a pergola, citrus and fruit trees, and trellis of climbing flowering vines. A broad airplane winglike gabled porch presents itself toward the street. It is one of many built by him along 28<sup>th</sup> Street between 1915-18. The home's architectural features included widely overhanging roof eaves, and both shingle and clapboard siding. Additions include a garage located at the northwestern corner of the property, and a wooden fence surrounding the backyard.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

January 1916

\*P7. Owner and Address:

Teddy & Julie McNamara

3446 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map

Sketch  Map  Continuation  Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 71- North Park Dryden Historical District**  
453-392-07, 3446 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[January 1916, no known alterations](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3446 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-392-07-00

**\*P3a. Description:**

This house is designated as HRB Site #456. No Update.

P5a. Photo



P5b. Description of Photo:

View: Looking West

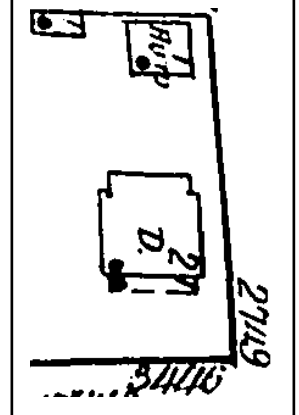
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1915

Source: Water & Sewer Records

Sanborn Map: 19??



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-401-07, 3505 28<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.  
c. Address: 3505 28<sup>th</sup> Street City: San Diego Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:  
Parcel# 453-401-07

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

One of ten Craftsman style homes identified as having been built by David O. Dryden along 28<sup>th</sup> Street between 1915-16, this two-story Craftsman style residence was built by Dryden in 1916 for recently-widowed Mrs. Theresa J. Kline. Design elements such as its cobblestone foundation, elephantine columns, exposed eaves and rafters on broadly overhanging low-pitched roofs, and redwood shingles, all display architectural features pertaining to the structure, ornamentation and functional planning commonly found in house design and construction methods typified by the American Arts and Crafts movement of the early 20<sup>th</sup> century.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

May 1916

\*P7. Owner and Address:

Lynn Susholtz

3505 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Structure, and Object Record

Station Record  Rock Art Record

Map  Sketch Map  Continuation Sheet  Building,  
 Archaeological Record  District Record  Linear Feature Record  Milling  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 103-North Park David Owen Dryden Historic District**  
453-401-07, 3505 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
May 1916, no known alterations

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: David Owen Dryden

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3505 28<sup>th</sup> Street

City: San Diego

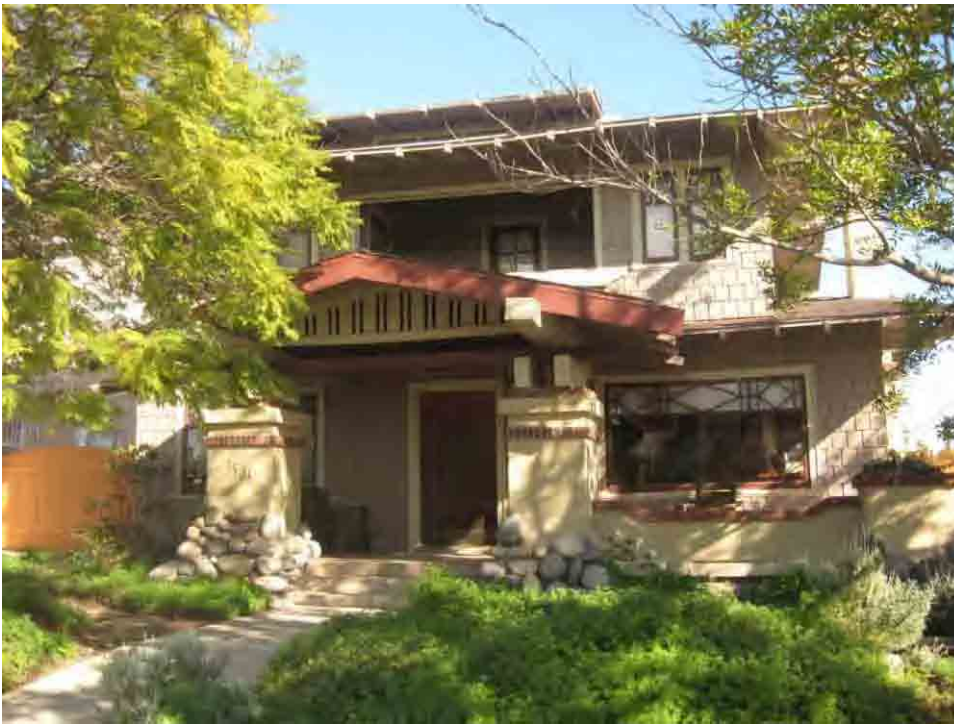
Zip: 92104

e. Other Locational Data: APN #453-401-07-00

**\*P3a. Description:**

This house is designated as HRB Site #452. No Update.

P5a. Photo



P5b. Description of Photo:

View: Looking East

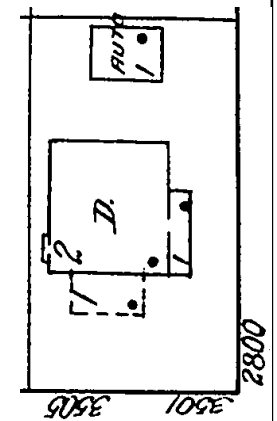
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The opening wood railing between the southern most porch support and the pier at the corner of the porch has been removed and replaced with a low stucco wall capped with brick. A contemporary addition has been added above the detached garage.

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-333-24 3506 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3506 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-24

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The design of this two-story Craftsman style house is credited to architect Theodore Lohman. Builder Lance V. Consaul completed the home in May 1921 for its initial owners, Emil and Jessie Klicka. An "L" shaped porch covers the full east-facing street-front, wrapping around the southeast corner of the house. This porch roof has a low-pitched gable facing 28<sup>th</sup> Street, with the gable end over a door facing Myrtle Street. Heavy square posts resting on brick piers support the porch roof, with exposed roof support beams and rafters extending beyond the edges of the roof. The house has single-paned double-hung windows, wooden clapboard siding on the first story and shingles on the second. An attached garage faces Myrtle Avenue, with a residential use on its second story. While the first floor of the garage appears original, the second floor and a room attaching the garage to the house is a recent modification. The rafter design and roof pitch is similar to the main house, but the roof overhang is significantly less and the siding is of a more recent date. Emil Klicka was president of the Klicka Brothers' lumber and building supply company and the Klicka Investment Company. In addition to other projects, the Klicka Brothers' companies developed the North Park Theater on University Avenue at 29<sup>th</sup> Street in 1928. Mr. Klicka served as vice-president for the Bank of America, as an officer of the 1935-36 Pacific International Exposition, as a Harbor Commissioner, and as a director of the San Diego Chamber of Commerce.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

May 1921

\*P7. Owner and Address:

Cecilia F. Hauser, Kurt M. Hauser,  
 Sheryl Hauser

3506 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB  
 Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 72 - North Park Dryden Historical District**  
453-333-24 3506 Pershing Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

**\*B5. Architectural Style**

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
[May 1921](#)

**\*B7. Moved?** No Yes Unknown **Date:**

**Original Location:**

**\*B8. Related Features:**

B9a. Architect: [Theodore Lohman](#)

b. Builder: [Lance V. Consaul](#)

**\*B10. Significance: Theme:**

**Area:** [Greater North Park](#)

**Period of Significance:** [1912-1941](#)

**Property Type:** [Single Family Home](#)

**Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:**

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

**\*B14. Evaluator:**

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

**\*Date of Evaluation:**

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3506 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-24-00

**\*P3a. Description:**

Five original wood frame and sash windows at the upper floor have been replaced within the original openings, with either vinyl or wood. The large single pane picture window on the east elevation at the ground floor may be a replacement. It appears that the brick porch piers may have been replaced in-kind. A second floor has been added above the garage, and a second floor addition was added at the rear of the house connecting the house to the garage.

P5a. Photo



P5b. Description of Photo:

View: Looking West

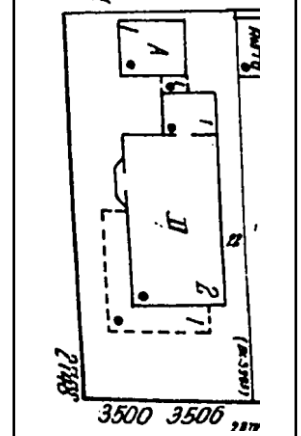
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1921

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Five original wood frame and sash windows at the upper floor have been replaced within the original openings, with either vinyl or wood. The large single pane picture window on the east elevation at the ground floor may be a replacement. It appears that the brick porch piers may have been replaced in-kind. A second floor has been added above the garage, and a second floor addition was added at the rear of the house connecting the house to the garage.

Other Listings  
Review Code

Reviewer

Date

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3511 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-401-13

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Builder John Pearson completed this one-story, Spanish Colonial Revival house in July 1925. The home has a moderately pitched, multi-hue tile roof with minimal overhang. The main roof ridge parallels the street, with a cross gable extending toward the street on the north portion of the façade. A three-arched, tripartite window is located on the street wall of this extension, with a small arched air vent centered above it. An arched front door porch is located on the southwest corner of the extension. A large rectangular tripartite window is located to the south of the front door. This window has a large, fixed, single-pane central section. The textured stucco exterior is not original, but matches the siding on a two-story addition located to the rear of the original house. The windows, tile roofing and roof construction details clearly indicate that the addition is not part of the original house.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

July 1925

\*P7. Owner and Address:

Sandra D. Camarillo

351128<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 104- North Park Dryden Historical District**  
453-401-13 3511 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[July 1925](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [John Pearson](#)

b. Builder:

\*B10. Significance: Theme:

[Area: Greater North Park](#)

[Period of Significance: 1912-1941](#)

[Property Type: Single Family Home](#)

[Applicable Criteria:](#)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3511 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-401-13-00

**\*P3a. Description:**

A second story addition was added at the rear at an unknown date. A moderately textured and swirled stucco has been applied over the house. The original wood frame and sash windows have been replaced in the original openings with vinyl frame and sash windows that replicate the original appearance. The roofing tile is consistent on both the original house and the addition, indicating that it has been replaced. A low concrete block retaining wall has been added to the front yard.

P5a. Photo



P5b. Description of Photo:

View: Looking East

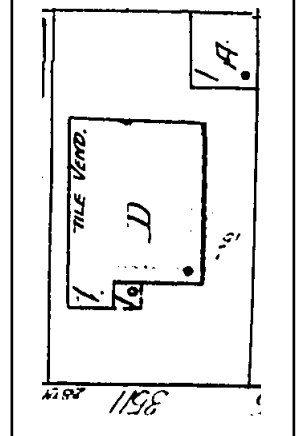
Date Taken: 6 January 2011

\*P6. Date Constructed and Sources:

Date: 1925

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A second story addition was added at the rear at an unknown date. A moderately textured and swirled stucco has been applied over the house. The original wood frame and sash windows have been replaced in the original openings with vinyl frame and sash windows that replicate the original appearance. The roofing tile is consistent on both the original house and the addition, indicating that it has been replaced. The clay tile roofing is appropriate to the style. A low concrete block retaining wall has been added to the front yard.



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-333-23, 3516 28<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3516 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-16

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

One of ten Craftsman style homes identified as having been built by David O. Dryden along 28<sup>th</sup> Street between 1915-16, this two-story Craftsman style residence was completed in 1916 for William A. and Ada M. Funk. Design elements such as exposed corbelled bracket-supported eaves and exposed rafters on broadly overhanging low-pitched roofs, tripartite casement windows and French doors, all display architectural features pertaining to the structure, ornamentation and functional planning commonly found in house design and construction methods typified by the American Arts and Crafts movement of the early 20<sup>th</sup> century.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

April 1916

\*P7. Owner and Address:

Luvonne J. Harms

3516 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map

Sketch  Map  Continuation  Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 73- North Park Dryden Historical District**  
453-333-23, 3516 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

[April 1916. Partial enclosure of the porch and the addition of a wood frame door with vertical glass panes.](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

[David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.](#)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3516 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-16-00

**\*P3a. Description:**

Original exterior siding at the first floor consists of alternating rows of wide and narrow lap board and shingles at the second floor. Vents in the gable end appear as wood lattice. Based on Sanborn Map documentation and historic photographs, the original first floor entry porch that extended across the front of the house has been almost completely filled in. The massive stucco piers that supported the porch were demolished as part of this enclosure. The tri-partite window appears to have been pulled forward, and the original exterior wall behind is only partially intact and has been refinished as an interior wall. The south end of the porch has been enclosed with a pair of French doors.

P5a. Photo



P5b. Description of Photo:

View: Looking West

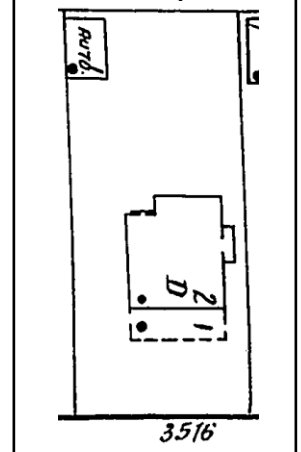
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Based on Sanborn Map documentation and historic photographs, the original first floor entry porch that extended across the front of the house has been almost completely filled in. The massive stucco piers that supported the porch were demolished as part of this enclosure. The tri-partite window appears to have been pulled forward, and the original exterior wall behind is only partially intact and has been refinished as an interior wall. The south end of the porch has been enclosed with a pair of French doors. The original detached garage has been demolished and replaced with a larger garage in the mid 1950s.



Historic Photo

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-401-14 3519 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3519 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-401-14

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Edward W. Newman built this one- to two-story Craftsman home for Mrs. Lillian Evans in October 1924. The single-story portion of the house is located toward the street; the two-story portion is located behind. The roof has a low pitch with moderately extending, exposed rafters extending to the eaves of the roof and air vents occupy the entire street-facing pediments. A front porch extends toward the street from the southern portion of the façade. The house is sided with stucco and a low stucco wall divides the porch from the yard; 2-foot-wide corner walls support the porch roof. Fenestration includes double-hung wood frame windows and Chicago-style tripartite windows on both floors divided by narrow stucco wall sections.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1924

\*P7. Owner and Address:

Lorraine E. Halac Trust

3519 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 105-** North Park Dryden Historical District  
453-401-14 3519 28th Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[October 1924](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Edward W. Newman](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3519 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-401-14-00

**\*P3a. Description:**

The house has been restuccoed with a historically inappropriate "Spanish Lace" style stucco. Aluminum frame screens have been added, but the original wood frame and sash windows remain.

P5a. Photo



P5b. Description of Photo:

View: Looking East

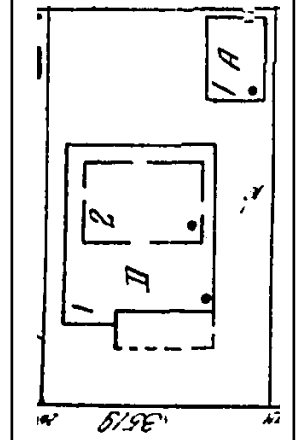
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1925

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The house has been restuccoed with a historically inappropriate "Spanish Lace" style stucco. It is unknown whether this house was clad in stucco or wood siding historically; however, there is no documentation that wood siding was present historically. Aluminum frame screens have been added, but the original wood frame and sash windows remain.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3520 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-22

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story Craftsman style house was completed in 1916 by craftsman/builder Edward F. Bryans for W.R. Parsons. The full-length, front gabled entrance porch is supported at each end with two stout, square columns set on thick rectangular stucco piers that are topped with brick. Similar shorter rectangle piers without columns bracket the centered front door and walk; a "key" is carved in the beam above the front steps. A double, fixed pane window is located to the south of the front door; a single fixed pane window is located to the north. Both of these windows have transoms. A small vent window is centered on the front gable. The house is clad with square-cut shingles, distributed in alternating tall and short horizontal rows. The roof is low-pitched with overhanging eaves and exposed rafters. It has two cross-gabled sections. A brick chimney is located at the south end of the first cross-gable. The driveway has been widened and replaced with a concrete and brick surface.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1916

\*P7. Owner and Address:

Michael L. Branch, Marina R. Branch

3520 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB  
Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 74 - North Park Dryden Historical District**  
453-333-22 3520 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[1916](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Edward F. Bryans](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3520 28th Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-22-00

**\*P3a. Description:**

This house is designated as HRB Site #962. No Update.

P5a. Photo



P5b. Description of Photo:

View: Looking West

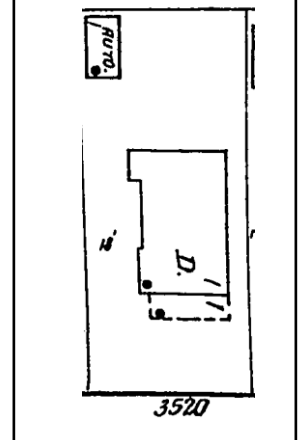
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-333-21 3528 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3528 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-21

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-and-a-half-story Craftsman home was built in 1916. The roof is moderately pitched, with its gable facing the street. A smaller roofed dormer is located below the main gable on the front wall of the house. This dormer window, the front door side lights, and the transoms in the windows on the front porch have diamond/half-diamond muntins. Both the main roof and the second story dormer have overhanging brackets under the extended eaves. Four thin, elephantine columns support the recessed front porch. These columns rest on square concrete piers topped with brick. To the south of the central front door, the southern section of this porch is enclosed with 15-paned, floor-to-ceiling windows. While relatively old, these windows may be a modification to the original structure. The house and second-floor pediment have clapboard siding. A brick chimney is located on the north wall of the house, with a recent two-story addition located behind the house.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1916

\*P7. Owner and Address:

Dale Kostman, Nancy C. Kostman

3528 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 75-** North Park Dryden Historical District  
453-333-21 3528 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[1916](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3528 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-21-00

**\*P3a. Description:**

The southern third of the porch was enclosed at an unknown date with 15-lite full height windows and minimal framing.

P5a. Photo



P5b. Description of Photo:

View: Looking West

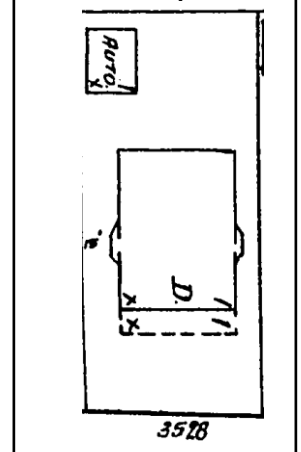
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The southern third of the porch was enclosed at an unknown date with 15-lite full height windows and minimal framing. It is unknown whether or not the original exterior wall is intact behind the enclosure.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-401-15 3529 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3529 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-401-15

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The Melhorn Construction Co. initially completed this Mediterranean-style home in December 1923. On the first floor, similar multiple-pane tripartite windows are located on both sides of the entry door, which is located slightly off center toward the south side of the house. The house is sided with sand-finished stucco and diagonal stucco buttresses appear to support the front corners of the house. The second-floor street-wall is located several feet behind the front wall of the house, with a trellis-shaded deck located in front of this wall. The first floor parapet encloses most of this deck, supplemented by a wrought iron railing located above a multi-colored tile shed roof that shelters the entry door. Multiple-post wrought iron columns support the front porch roof. Tiles also form a partial mansard roof at the top of the second floor street wall. A door to the second floor deck is located above the entry door; a small round window is to the south of this door, a large glass block window is to the north.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

December 1923

\*P7. Owner and Address:

Christopher Cunningham

3529 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 106- North Park Dryden Historical District**  
453-401-15 3529 28th Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[December 1923](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [Melhorn Construction Co.](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3529 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-401-15-00

**\*P3a. Description:**

A second floor addition was added at an unknown date and expanded westward toward the street in 1998. A trellis and wrought iron deck railing was also added. The house was restuccoed with a rougher, historically inappropriate stucco texture, likely at the same time as the 1998 addition. The entry porch was altered to include wrought iron porch supports and a wrought iron railing at an unknown date.

P5a. Photo



P5b. Description of Photo:

View: Looking East

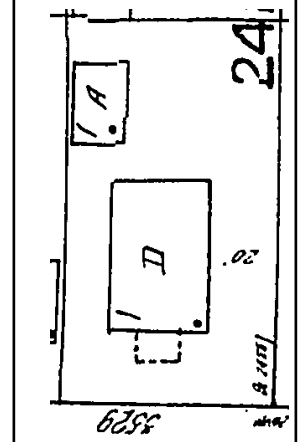
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1924

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A second floor addition was added at an unknown date and expanded westward toward the street in 1998. A trellis and wrought iron deck railing was also added. The house was restuccoed with a rougher, historically inappropriate stucco texture, likely at the same time as the 1998 addition. The entry porch was altered to include wrought iron porch supports and a wrought iron railing at an unknown date.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-333-20, 3536 28<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3536 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-20

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

In December of 1915, David O. Dryden completed this small single-story Craftsman style home for himself and his family. Here he was able to supervise the building of over thirty homes in the Park Villas, West End and other nearby subdivisions. Dryden and his family lived here for only a short time, 1915-18. Due to financial difficulties, he was forced to leave the area in 1918. The bungalow was then occupied by Lee B. and Birdie Q. Milliken.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1915

\*P7. Owner and Address:

Temby Family Trust

3536 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map

Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 76- North Park Dryden Historical District**  
453-333-20, 3536 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[October 1915, no known alterations](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

[David Owen Dryden](#) was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that [David Owen Dryden](#) received his training in the building arts in Oregon, his childhood home. [Dryden](#) moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, [Dryden](#) had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, [Dryden's](#) business flourished. However, only two years later, the war brought financial strain to the real estate market. [Dryden](#) could not keep up the payments on his loans and soon ended his business in San Diego. The [Dryden District](#) exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3536 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN # 453-333-20-00

**\*P3a. Description:**

The house is a one story cross-gable Craftsman style home with an asphalt shingle roof; overhanging eaves; exposed rafter tails; wood lattice vents and a small multi-lite window in the gable end; wood shingle siding; a three-quarter width porch supported on half-height stucco piers and tapered wood columns; and a combination of single pane fixed and single pane casement windows with divided lite uppers. It appear that the chimney has been reconstructed.

P5a. Photo



P5b. Description of Photo:

View: Looking West

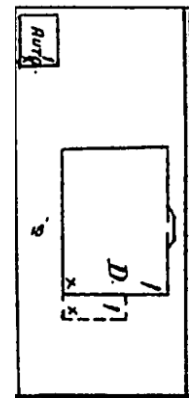
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1915

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

It appear that the chimney has been reconstructed.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-333-18, 3546 28<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3546 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-19

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This L-shaped, two-story Craftsman home was built by David O. Dryden in 1916 for John F. and Kate L. Zimelman. Like many of Dryden's two-story homes, it exemplifies his use of angular views, achieved by the use of various projecting bays, gables and pergolas, to achieve an asymmetrical balance. Fenestration consists of tripartite, casement and double-hung 2x2 windows. The house is almost obscured by mature foundation plantings.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1915

\*P7. Owner and Address:

Ricardo Dao & Sharon Brand

3546 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map

Sketch  Map  Continuation  Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 77- North Park Dryden Historical District**  
453-333-18, 3546 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[October 1915, no known alterations](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

[David Owen Dryden](#) was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that [David Owen Dryden](#) received his training in the building arts in Oregon, his childhood home. [Dryden](#) moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, [Dryden](#) had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, [Dryden's](#) business flourished. However, only two years later, the war brought financial strain to the real estate market. [Dryden](#) could not keep up the payments on his loans and soon ended his business in San Diego. The [Dryden District](#) exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3546 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-19-00

**\*P3a. Description:**

This two story should features intersecting gable roofs; overhanging eaves with exposed rafter tails; vertical wood slat vents in the gable end; alternating rows of tall and short wood shingle siding on the second story and wood lap siding on the first story; a full-width porch supported by half-height brick piers and tapered wood columns with knee brackets; and a brick chimney. Fenestration consists of single pane fixed and single pane casement wood frame and sash windows with divided lite uppers. A low brick planter wall has been added in front of the porch.

P5a. Photo



P5b. Description of Photo:

View: Looking West

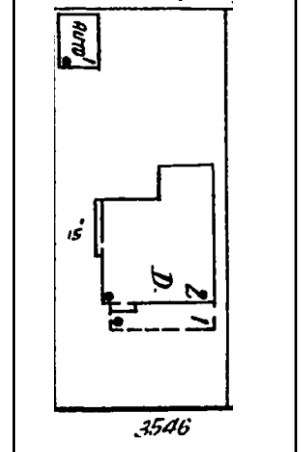
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A low brick planter has been added in front of the porch.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-244-06, 3553 28<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3553 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-244-06

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

It was the building of this two-story Japanese Craftsman style residence for George Carr, Secretary of the Independent Sash and Door Company, by David O. Dryden in 1915, which directly influenced the development of the largest concentration of Dryden-built homes in the area. The Carr residence was Dryden's most extroverted attempt at the oriental mode of the Craftsman movement. More often found Craftsman style homes in Pasadena than in San Diego, the house's extruded elements offers a bold, unusual shape on the corner of 28<sup>th</sup> and Capps Streets. Recently re-landscaped, its gardens and grounds were recognized and honored for their sensitivity to the house's historicity by a local historic preservation society.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

April 1915

\*P7. Owner and Address:

Juliet Sykes, Charles Sykes Trust

3553 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map

Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 108-North Park Dryden Historical District**  
453-244-06, 3553 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [Same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[April 1915, no known alterations](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

[David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.](#)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3553 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-244-06-00

**\*P3a. Description:**

This large one and two story Craftsman style home with Japanesque detailing features side gable roofs; overhanging eaves with exposed rafter tails and curved detailing; wood shingle siding; and a wrap-around porch supported by tapered half-height piers and wood anchor-like posts. Fenestration consists of large single pane fixed and single pane casement wood frame windows with divided lite uppers. The brick and stucco piers supporting the porch are in a state of disrepair and are in need of maintenance.

P5a. Photo



P5b. Description of Photo:

View: Looking East

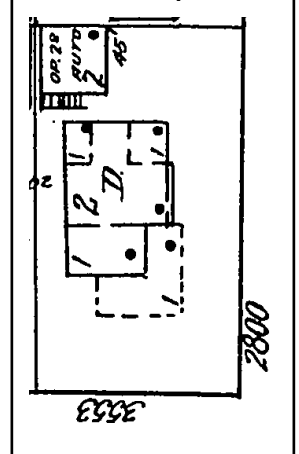
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The original scored concrete walkway leading from 28<sup>th</sup> Street to the porch has been partially demolished and replaced with pavers.



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

\*Resource Name or #: 453-333-18, 3554 28<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3554 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-18

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story rectangular Craftsman house was completed in 1916 by David O. Dryden. The following year he sold it to J.E. Hileman, an occultist by profession. Like many of Dryden's two-story homes, it exemplifies his use of angular views, creating a dynamic visual effect where any two sides of the house are viewed in a contrapuntal relationship. Asymmetrical balance is also observed in the planning of the exteriors of this house by the proportional use of various projecting bays, corbelled brackets and offset gabled porch. Alterations consist of asbestos siding along the second-story, aluminum framed windows along the south façade and a recently added rear addition to the first floor.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

December 1916

\*P7. Owner and Address:

Dao & Brand Family Trust

3554 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 78- North Park Dryden Historical District**  
453-333-18, 3554 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

December 1916. Rear first floor addition with aluminum sliding windows on the south facade.

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: David Owen Dryden

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3554 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-18-00

**\*P3a. Description:**

The architectural description notes on the 523A form notes the presence of asbestos shingle siding at the upper floor; however, these elements are not present in the photo provided on the 523A form. It appears that the asbestos shingle siding was removed to reveal the original wood shingles, with alternating rows of tall and short shingles. Alternating rows of wide and narrow lap siding are present on the ground floor. A half-width gabled porch on massive square piers is present to the north end of the front façade. Fenestration includes single pane fixed with divided lite uppers, and double hung wood frame and sash windows with a single lower pane and an upper pane that features a rectangular piece of glass surrounded by 18 lites.

P5a. Photo



P5b. Description of Photo:

View: Looking West

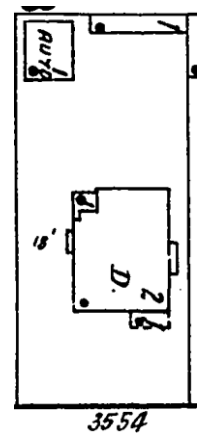
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Based on photos dating to 1996, it appears that the house did have asbestos shingle siding at the upper floor. It appears that the asbestos shingle siding was removed to reveal the original wood shingles, with alternating rows of tall and short shingles. Brick pavers have been added along the driveway and the walkway leading to the porch. A concrete walkway leading to 28<sup>th</sup> Street is no longer present.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3560 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-17

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Craftsman/builder Augustus Blaisdell built this one-story, cross-gabled Craftsman bungalow in January 1915. While living in the West End Addition just east of 30<sup>th</sup> Street, Blaisdell built a number of speculative bungalows in the neighborhoods served by new streetcar services. This house features a front-gabled porch supported by two large, full-height elephantine columns. Short square piers are located at the center of the porch on each side of the front steps. The house has a low-pitched roof with moderate overhangs, exposed rafters and support beams; it has clapboard siding.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

January 1915

\*P7. Owner and Address:

Gordon K. Millikan, Dorothy A. Millikan Trust

3554 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB  
Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 79 - North Park Dryden Historical District**  
453-333-17 3560 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[January 1915](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Augustus H. Blaisdell](#)

b. Builder:

\*B10. Significance: Theme:

[Area: Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3560 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-17-00

**\*P3a. Description:**

Fenestration consists of 1-over-1 double hung wood frame and sash windows and large single pane fixed windows with divided lite uppers.

P5a. Photo



P5b. Description of Photo:

View: Looking West

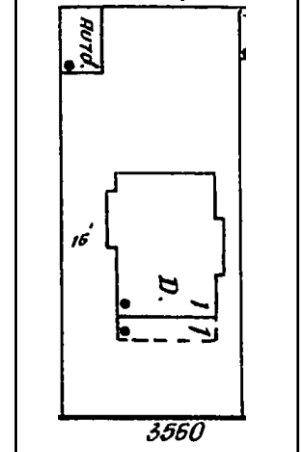
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The full-width porch has been braced with the addition of two square posts on either side of the entry.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-244-05 3563 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3563 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-244-05

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Incorporating Italian-Renaissance Villa-Revival elements with strong Prairie-style influences, this two-story stucco house has a nearly flat, widely overhanging roof supported by decorative brackets at each corner. The house's rectangular shape, low roof and thick walled front porch give it a monolithic character. Second floor windows have rectangular or arched window hoods and raised stucco windowsills. James Blaine Draper completed the house on September 1916, on a lot owned by Dr. Orlando S. Wright who lived just south of Capps Street. Altered in 1923, the house is a near twin of a house across the street at 3644 28<sup>th</sup> Street (Resource #89). Both houses were built by James Blaine Draper.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

September 1916 A 1923

\*P7. Owner and Address:

Elsa Benedict

3563 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 109- North Park Dryden Historical District**  
453-244-05 3563 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[September 1916 A 1923](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [James Blaine Draper](#)

b. Builder:

\*B10. Significance: Theme:

[Area: Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3563 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-244-05-00

**\*P3a. Description:**

This house is designated as HRB Site #835. No Update.

P5a. Photo



P5b. Description of Photo:

View: 1916

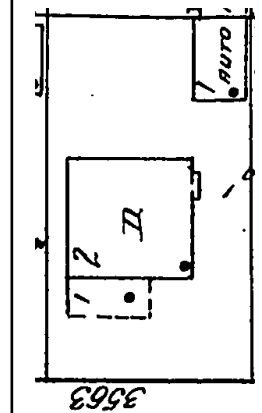
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date:

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-333-16 3570 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3570 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-16

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Craftsman/builder Edward F. Bryans built this single-story, cross-gabled Craftsman bungalow in April 1916. With a recessed front porch under the street-facing gable, the design of this house is similar to the adjacent house to the south (3560 28<sup>th</sup> Street). However, the porch columns have been replaced with wrought iron posts, simulated board and batten paneling has been installed on the street wall, and aluminum siding has been installed on the side outside walls.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

April 1916

\*P7. Owner and Address:

Richard W. Inglett, Jeanette L Inglett

3570 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB  
Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 80- North Park Dryden Historical District**  
453-333-16 3570 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[April 1916](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Edward F. Bryans](#)

b. Builder:

\*B10. Significance: Theme:

[Area: Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3570 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-16-00

**\*P3a. Description:**

This single story Craftsman hime features a front gable roof; overhanging eaves with exposed rafters; vertical wood slat vents in the gable end; a full-width front porch supported by wrought iron posts; and a brick chimney. The siding at the sides appears to be wood lap, not aluminum as indicated on the Primary Record (523A). Fenestration consists of 1-over-1 double hung and single pane fixed wood frame and sash windows.

P5a. Photo



P5b. Description of Photo:

View: Looking West

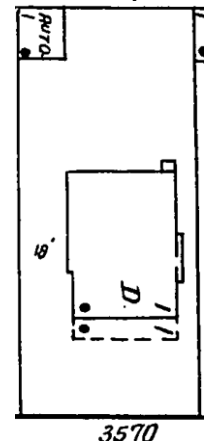
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Board and batten siding has been installed on the front façade of the house. The original porch supports have been removed and wrought iron porch supports have been installed. The flat transition from grade to the porch is unusual for a Craftsman style home, which typically has at least a small step-up to the porch. Grade adjacent to the porch may have been raised to be level with the porch.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-244-14, 3571 28<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3571 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-244-14

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story Craftsman home was built in 1915 by David O. Dryden. Like many of Dryden's two-story homes in the area, it exemplifies his massing of different asymmetrical elements in order to create a dynamic visual effect. Asymmetrical balance is also observed in the planning of the exteriors of this house by the proportional use of various projecting gables with exposed rafters, bands of casement windows and an offset front-gabled porch. The only visible alteration appears to be an extension to the south façade. Other design elements, such as square-cut wood shingle siding and cobblestone pillars supporting the front porch, display architectural features pertaining to the structure, ornamentation and construction methods typified by the American Arts and Crafts movement of the early 20<sup>th</sup> century.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

June 1915

\*P7. Owner and Address:

Robert Green, Annette Witt

3571 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map

Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 110-North Park Dryden Historical District**  
453-244-14 3571 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

[June 1915, no known alterations](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [None](#)

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

\*Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



**\*Recorded by:** Kelley Stanco, Senior Planner, City of San Diego **\*Date:** 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3571 28<sup>th</sup> Street City: San Diego Zip: 92104  
e. Other Locational Data: APN #453-244-04-00 (note the corrected APN, which was incorrectly listed as 453-244-14 on the 523A and 523B forms)

**\*P3a. Description:**

This house is designated as HRB Site #428. No Update.

P5a. Photo



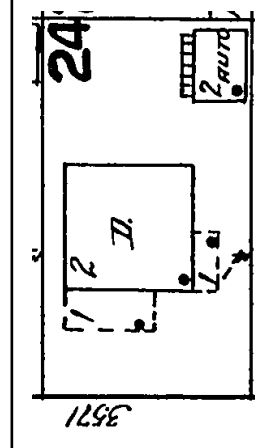
P5b. Description of Photo:

View: Looking East  
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916  
Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3574 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-15

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building contractor James Blaine Draper built this one-story Craftsman bungalow for Henry D. and Clara Wilbur in August 1915. The low-pitch roof gable faces the street, as does a lower gable roof section over a front porch, offset on the south side of the house. To the right of the east-facing front door, a pair of French doors opens to the north side of the front porch. This feature is in keeping with the Craftsman bungalow's greater integration of indoor and outdoor spaces. A tripartite (three-section) window is located to the south of the front door. The central section of this window is larger and is fixed. It has a large single glass section on the bottom portion, with six fixed glass panes across the upper quarter of the window. The side sections of the window are double hung. The house has clapboard siding of alternating wide and narrow horizontal boards. An original open terrace located north of the front door has been covered with a nearly flat shed roof. French doors provide access to this terrace from the house. A flat-roofed carport has been added to the south side of the house.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

August 1915

\*P7. Owner and Address:

John B. Molin

3574 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 81 - North Park Dryden Historical District**  
453-333-15 3574 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[August 1915](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [James Blain Draper](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3574 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-15-00

**\*P3a. Description:**

A flat-roof cover has been added on the north side of the original porch. Vertical boards with tapered ends have been added to the gable end. The south end of the porch was filled in the vertical wood slats that obscure the porch opening. The brick piers have been painted. Painted concrete block has been added between the brick piers. A caport has been added to the south side of the house over the driveway.

P5a. Photo



P5b. Description of Photo:

View: Looking West

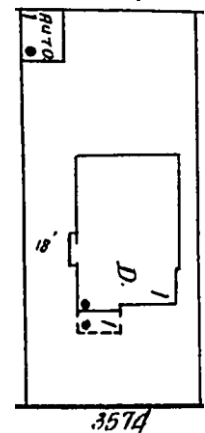
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1915

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A flat-roof cover has been added on the north side of the original porch. Vertical boards with tapered ends have been added to the gable end. The south end of the porch was filled in the vertical wood slats that obscure the porch opening. The brick piers have been painted. Painted concrete block has been added between the brick piers. A caport has been added to the south side of the house over the driveway.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-244-03 3575 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3575 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-244-03

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Completed in July 1914, H.H. Johnson built this one-story Craftsman bungalow for Burdett I. Marrow. The house features contiguous street-facing gables, with the lower gable extending toward the street on the south side of the house. A recessed front porch is located on the northern portion of the street wing of the house. The northwest corner of the porch is supported by a thick wooden post, which matches the exposed beams. Triangular braces support the roof beams; both the beams and the exposed rafters extend beyond the roof deck. Tripartite windows are located on both sides of the entry porch. These windows have a large, fixed center pane with double-hung sections on either side. The front yard is enclosed by a picket fence; a separated single car garage is located behind the house to the south.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

July 1914

\*P7. Owner and Address:

Michael J. Garrison

3575 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 111 - North Park Dryden Historical District**  
453-244-03 3575 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[July 1914](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [H.H. Johnson](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)  
[Wayne Donaldson, AIA - 1996](#)  
[Katherine Hon, P.E. – 2004-2007](#)  
[George Franck, AICP – 2004-2007](#)  
[Daniel Marks, AIA, NCARB – 2004-2007](#)

\*Date of Evaluation:

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3575 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-244-03-00

**\*P3a. Description:**

Siding consists of wood shingles on the upper two-thirds of the house and wood lap siding on the bottom third of the house. Based on Sanborn Map documentation, it appears that the south end of the porch was enclosed at an unknown date. The tripartite window currently present on this enclosure may have been brought forward from the original façade. New stone tiling has been added at the walkway. A short wood picket fence with stone piers has been added to the front of the property.

P5a. Photo



P5b. Description of Photo:

View: Looking East

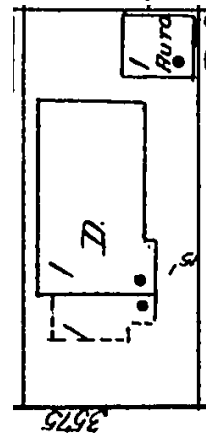
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Based on Sanborn Map documentation, it appears that the south end of the porch was enclosed at an unknown date. The tripartite window currently present on this enclosure may have been brought forward from the original façade. New stone tiling has been added at the walkway. A short wood picket fence with stone piers has been added to the front of the property.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-333-14 3584 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3584 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-14

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Built in January 1924, this one-floor California Bungalow retains many craftsman features. While moderately pitched, the roof has exposed end beams and the exposed eaves have a moderate overhang. The main gable faces the street with a smaller gable over the central front porch supported by elephantine columns resting on concrete piers. Construction of this house occurred during the neighborhood's second wave of home-building that followed the opening of Pershing Drive through Balboa Park in 1922. The first residents of the house were Frank and Flora Spivak.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

January 1924

\*P7. Owner and Address:

Marti Schroderus

3584 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 82- North Park Dryden Historical District**  
453-333-14 3584 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[January 1924](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3584 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-14-00

**\*P3a. Description:**

The house is finished in stucco.

P5a. Photo



P5b. Description of Photo:

View: Looking West

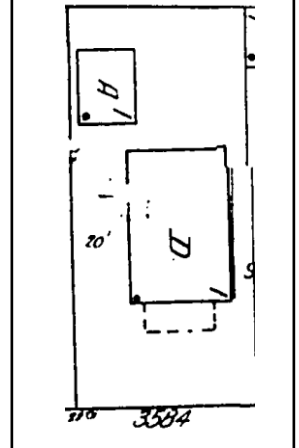
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1924

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

It is unknown whether this house was clad in stucco or wood siding historically; however, there is no documentation that wood siding was present historically.



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-244-02 3585 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3585 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-244-02

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Walter C. Cole, an East San Diego building contractor, completed this one-story California Bungalow in June 1920, and the house to the north later the same year. The gable of the low-pitched house roof faces the street, with a lower gable sheltering a front porch that is centered on the house. Thin elephantine columns rest on rectangular piers to support the porch. Shorter piers flank the front steps at the center of the house. Roof rafters are exposed and fascia boards extend beyond the edge of the roof. Pairs of double-hung windows flank the front door of the house. The house is sided with shingles. Emanuel Vinokoroff is recorded as the initial owner of the house; in 1924 Dr. Frank H. Carter and his wife Mable purchased the house. A house fire occurred in February of 2005 and the house was restored in December of 2005.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

June 1920

\*P7. Owner and Address:

Daniel Morales, Anne Morales

3585 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 112- North Park Dryden Historical District**  
453-244-02 3585 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: **same**

B3. Original Use: **Residential**

B4. Present Use: **Residential**

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
**June 1920**

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: **Greater North Park**

Period of Significance: **1912-1941**

Property Type: **Single Family Home**

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992  
Wayne Donaldson, AIA - 1996  
Katherine Hon, P.E. – 2004-2007  
George Franck, AICP – 2004-2007  
Daniel Marks, AIA, NCARB – 2004-2007

\*Date of Evaluation:

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3585 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-244-02-00

**\*P3a. Description:**

Exterior siding consists of alternating rows of wide and narrow wood lap siding, not shingle siding as stated on the Primary Record (523A). Windows on the front façade are 16-over-1 wood frame and sash double hung. The Primary Record (523A) description notes that the house suffered a fire in 2005 and was restored that same year. Based on historic photos from 1996, it appears that the repair occurred in-kind consistent with the U.S. Secretary of the Interior's Standards. A small addition was added at the side toward the rear.

P5a. Photo



P5b. Description of Photo:

View: Looking East

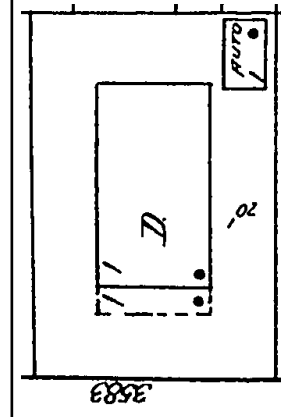
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The Primary Record (523A) description notes that the house suffered a fire in 2005 and was restored that same year. Based on historic photos from 1996, it appears that the repair occurred in-kind consistent with the U.S. Secretary of the Interior's Standards. A small addition was added at the side toward the rear.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3594 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-13

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building contractor Joseph C. Kelley built this Spanish Colonial Revival style bungalow for Dudley D. and Elma L. Williams in August 1926. Dudley D. Williams managed the first two Piggly Wiggly stores in San Diego, one of which was located in North Park. The property was previously owned by John C. Thurston. The style of this bungalow reflects the shifting architectural taste of Southern California in the mid-1920s toward a more regional style based on the Spanish Colonial architecture. The asymmetric configuration of the building on this corner lot suggests a hillside Spanish village. The moderately pitched, multi-hued red clay tile roof has one gable facing 28<sup>th</sup> Street, with a cross gable to the south. The pitched roofs facing the two streets obscure the flat roof portions of the structure. Roof eaves are boxed and have minimal overhang. A shed tile roof extension covers a small centrally located, corbelled arched entry portico. Unique design features typical of the style include this home's irregularly surfaced stucco walls as well as a focal arching tripartite window facing the street. An original open porch facing Dwight Street has been enclosed with a matching tile shed roof and glass windows. An original garage and second story residential unit faces Dwight Street.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

August 1926

\*P7. Owner and Address:

Josephine Ranches

3594 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 83-** North Park Dryden Historical District  
453-333-13 3594 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[August 1926](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [J.C. Kelley](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3594 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-13-00

**\*P3a. Description:**

The roofing was replaced in-kind with red clay tile roofing; however a substantial amount of mortar was used between the tiles during the re-roof. The house has been restuccoed the a historically inappropriate "Spanish Lace" style finish. Tile has been added att he porch steps. The scored concrete walkway has been replaced with brick. Wrought iron fencing and brick piers have been added at the property line.

P5a. Photo



P5b. Description of Photo:

View: Looking West

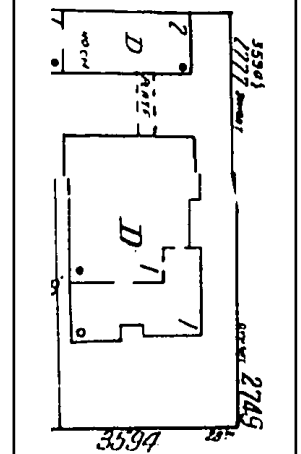
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1926

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The roofing was replaced in-kind with red clay tile roofing; however a substantial amount of mortar was used between the tiles during the re-roof. The house has been restuccoed the a historically inappropriate "Spanish Lace" style finish. Tile has been added att he porch steps. The scored concrete walkway has been replaced with brick. Wrought iron fencing and brick piers have been added at the property line.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-244-01 3595 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3595 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-244-01

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Walter C. Cole, an East San Diego building contractor, completed this one-story California Bungalow in October 1920, and the house to the north earlier the same year. This house features massive square piers topped with wooden cross-beams support a nearly-flat, shed-roofed front porch. Gables of the low-pitched house roof face 28th Street, with a lower porch gable centered under the gable of the house roof. Wooden posts resting on elephantine stucco piers support the porch roof; wooden post and rails enclose the porch. Large double-hung windows flank the front door of the house and square-cut wood shingles side the house. Edwin B. Woodworth, USN, and his wife Nell were the first owner-occupants of the house.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1920

\*P7. Owner and Address:

Barbara B. Dean

3595 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 113- North Park Dryden Historical District**  
453-244-01 3595 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: **same**

B3. Original Use: **Residential**

B4. Present Use: **Residential**

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
**October 1920**

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: **Greater North Park**

Period of Significance: **1912-1941**

Property Type: **Single Family Home**

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

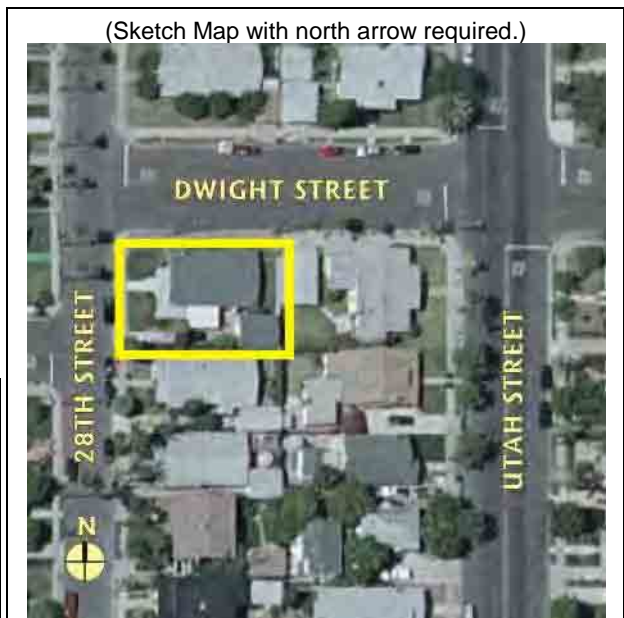
\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3595 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-244-01-00

**\*P3a. Description:**

An addition is located at the southern elevation toward the rear.

P5a. Photo



P5b. Description of Photo:

View: Looking East

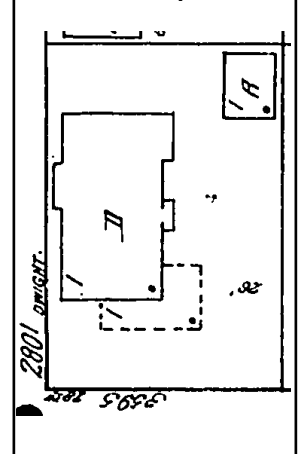
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1925

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

An addition is located at the southern elevation toward the rear. The walkway leading to the house has been re-poured.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-241-07 3605 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3605 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-241-07

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Builder Theodore Lohmann completed this one-story California Bungalow for James and Lou McDowell in February 1919. The main gable of the low-pitched roof faces 28th Street, with a lower gable over a centered entry porch. The house roof has braced beams and thin exposed rafters, with short overhanging eaves. Wooden posts resting on stucco-faced elephantine piers support the porch roof; a post and double-rail wooden fence encloses the front porch. A tripartite window faces 28<sup>th</sup> Street to the north of the entry door; a larger single overhung window faces 28<sup>th</sup> Street to the south. A five section curved bay window in the dining room faces Dwight Street. Below the windowsills, the house has horizontal clapboard siding that flares out as it nears the foundation. The upper portions of the house are sided in alternating horizontal rows of narrow and wide, overlapping shingles.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

February 1919

\*P7. Owner and Address:

Bonnie J. Hardei Trust

3605 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 114 - North Park Dryden Historical District**  
453-241-07 3605 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[February 1919](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [Theodore Lohmann](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)  
[Wayne Donaldson, AIA - 1996](#)  
[Katherine Hon, P.E. – 2004-2007](#)  
[George Franck, AICP – 2004-2007](#)  
[Daniel Marks, AIA, NCARB – 2004-2007](#)

\*Date of Evaluation:

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3605 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-241-07-00

**\*P3a. Description:**

No Update

P5a. Photo



P5b. Description of Photo:

View: Looking East

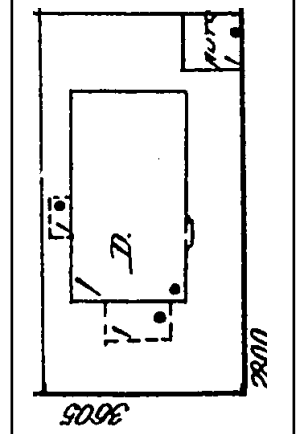
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1919

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-241-08 3611 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3611 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-241-08

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Ingemore M. Johnson built this one-story California Bungalow for T.M. Berry, completing it in December 1922. This house has a low-pitched gable roof, with moderately overhanging roof eaves; the main ridge pole is perpendicular to 28<sup>th</sup> Street. Two cross gables extend to the south with the western cross gable sheltering a narrow front porch. The main entry door has sidelights on both sides and is covered with a safety door. A large, fixed pane window is located to the north of the front door; the street wall to the south of the front door has been modified with a sliding window replacing the original fenestration. The house has wide vinyl clapboard-style siding.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

December 1922

\*P7. Owner and Address:

Margaret I Johns TR

3611 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 115 - North Park Dryden Historical District**  
453-241-08 3611 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
December 1922

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Igemore M. Johnson

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3611 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-241-13-00 (note the corrected APN, which was incorrectly listed as 453-241-08 on the 523A and 523B forms)

**\*P3a. Description:**

The house has been clad in stainless steel siding over the original siding, according to the owner. The porch, which originally wrapped around the side of the building, has been partially in-filled. Windows have been replaced and the windows at the porch enclosure are uncharacteristically sized and placed for the style, and are louvered. The sidelites may also have been altered.

P5a. Photo



P5b. Description of Photo:

View: Looking East

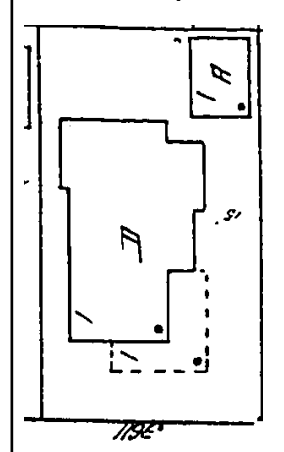
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1922

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The house has been clad in stainless steel siding over the original siding, according to the owner. The porch, which originally wrapped around the side of the building, has been partially in-filled. Windows have been replaced and the windows at the porch enclosure are uncharacteristically sized and placed for the style, and are louvered. The sidelites may also have been altered.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-232-24, 3614 28<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3614 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-24

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a two-story Craftsman style home with multiple low-pitched gable roofs with widely overhanging eaves, exposed rafters and triangular knee brackets. The ground level has shiplap siding and the second level has plain shingle siding. A raised, open porch projects from the front facade and is sheltered by a front gable roof, supported by massive square piers. A low stucco wall with brick trim partially encloses the porch. The porch has two entrances, one from the front sidewalk (east) and the other from the driveway (south). A porte cochere roof extension lies to the south and leads to a one-car garage. Tripartite windows with fixed, multi-paned transomed centers and casement side panels, paired multi-paned casement windows; and double-hung windows are employed throughout the structure. Along the north and south facades there are projecting gabled roofs with exposed rafters and triangular knee brackets. On the south façade is an exterior stucco chimney with brick trim. A mature ficus tree stands in the southeast corner.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

June 1916

\*P7. Owner and Address:

Annadella Creelman

3614 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter

"none.")

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 85- North Park Dryden Historical District**  
453- 232-24 3614 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [Same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[June 1916, no known alterations](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3614 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-24-00

**\*P3a. Description:**

The brickwork at the porch has been painted and some has been stuccoed. The stucco texture on the porch piers is a heavier texture.

P5a. Photo



P5b. Description of Photo:

View: Looking West

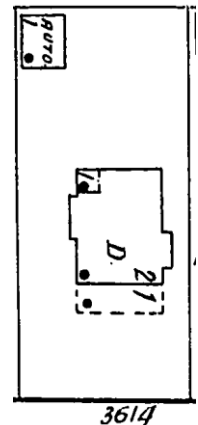
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The brickwork at the porch has been painted and some has been stuccoed. The stucco texture on the porch piers is a heavier texture.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-241-09 3619 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3619 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-241-09

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Augustus H. Blaisdell completed this one-story California Bungalow for Henry F. & Cordelia Alciatore in November 1921. The low-pitched gable roof has exposed beams and rafters. A key detail is carved in the beam resting on the porch columns. Moderately thick elephantine columns support the full width front porch. These columns are topped with cross-beam wooden supports; the columns rest on brick piers. Shorter brick piers flank the entry steps at the center of the front porch. Tripartite windows are located on each side of the entry door. The house has clapboard siding. The former garage on the south side of the house has been converted for residential use and fenestration on the south side of the house has been modified.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

January 1913

\*P7. Owner and Address:

Jack S. Montgomery Jr.

3619 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 116 - North Park Dryden Historical District**  
453-241-09 3619 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

**\*B5. Architectural Style:**

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
January 1913

**\*B7. Moved?** No Yes Unknown Date:

Original Location:

**\*B8. Related Features:**

B9a. Architect: Augustus H. Blaisdell

b. Builder:

**\*B10. Significance: Theme:**

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:**

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

**\*B14. Evaluator:**

Alex Bevil – 1992  
Wayne Donaldson, AIA - 1996  
Katherine Hon, P.E. – 2004-2007  
George Franck, AICP – 2004-2007  
Daniel Marks, AIA, NCARB – 2004-2007

**\*Date of Evaluation:**

(Sketch Map with north arrow required.)



(This space reserved for official comments.)

\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3619 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-241-09-00

**\*P3a. Description:**

The brick piers at the porch have been re-built. Photos from 1996 indicate that the top two courses of brick were set wider than the lower portion of the pier, which is a detail that does not appear to have been reconstructed. The brick chimney has been painted.

P5a. Photo



P5b. Description of Photo:

View: Looking East

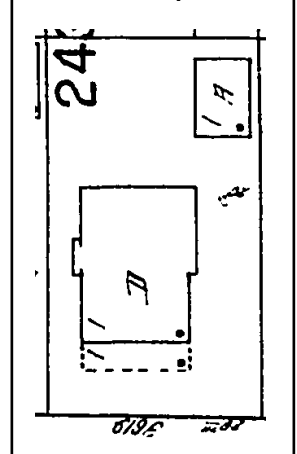
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1921

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The brick piers at the porch have been re-built. Photos from 1996 indicate that the top two courses of brick were set wider than the lower portion of the pier, which is a detail that does not appear to have been reconstructed. The brick chimney has been painted.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-232-23 3620 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3620 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-23

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Harry A. Malcolm built the original portion of this residence as a one-story, cross-gabled California Bungalow. The main gable parallels the street, and the cross gable extends toward the street. On the cross gable a large fixed window faces the street, with one large single-pane window at the bottom and nine small panes separated by mullions above. The entrance to the house is centered on the western portion of the street façade under the primary roof, flanked with double-hung windows on either side. A shed roof supported by 4x4 posts has been added to shelter the doorway and paved front porch. The original house dates from 1916, with a 2-story addition added to the rear of the house within the past 10 years. The addition replicates the square shingle siding of the original house, as does the moderately pitched, Dutch-hip roof with exposed beams and rounded eaves. While in scale with the original structure, the windows and attic vents of the addition are not copies of the original details. This home has been rebuilt.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1916

\*P7. Owner and Address:

Anthony Deutsch Trust

3620 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 86** North Park Dryden Historical District  
453-232-23 3620 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[1916](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [Harry A. Malcolm](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3620 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-23-00

**\*P3a. Description:**

The house was heavily modified in 1999/2000. See Section "B6. Construction History" below for additional details.

P5a. Photo



P5b. Description of Photo:

View: Looking West

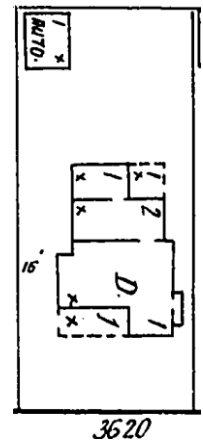
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The house was substantially remodeled in 1999/2000. Although a two story element was originally present at the back of the house, the forward projecting jerkinhead bay at the upper floor was originally set much lower and sat virtually at the ridgeline. The horizontal gable vents (now vertical) were barely visible above the ridgeline and the rafters and fascia board disappeared into the first floor roof. The second floor was modified with the addition of eyebrow dormers, and the ridgeline and overall height appears to have been increased. At the first floor; the horizontal vents in the first floor bay were removed and the porch was rebuilt with much thinner columns and an open railing as opposed to a half-height wall. A brick chimney was added at the south elevation. (See photo comparison on next sheet)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
(continued...) Photo comparison 1996 and present



1996



Present

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-241-10 3629 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3629 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-241-10

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Charles W. Clendenning completed this one-story Craftsman home in October 1920. This cross-gabled house has contiguous street-facing gables, with the lower gable covering a front porch on the south side of the façade. The main gable is perpendicular to the street with two cross gables extending to the south - one at the front of the house and the second at the rear. Thick rectangular columns topped with cross-beam wooden elements support the porch roof; a single-width front door and tripartite double hung window face the street under the porch; a narrower tripartite window is located to the north of the porch. The low-pitched roof has moderate overhangs, with exposed beams and rafters. A brick chimney is located on the south side of the house, flanked by single-pane transom windows on each side.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1920

\*P7. Owner and Address:

Greg Lane

3629 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 117 - North Park Dryden Historical District**  
453-241-10 3629 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

**\*B5. Architectural Style:**

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
October 1920

**\*B7. Moved?** No Yes Unknown Date:

Original Location:

**\*B8. Related Features:**

B9a. Architect:

b. Builder: CW Clendinning

**\*B10. Significance: Theme:**

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:**

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

**\*B14. Evaluator:**

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

**\*Date of Evaluation:**

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3629 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-241-10-00

**\*P3a. Description:**

The house is clad in wood lap siding with alternating rows of two narrow boards and one wide board. The porch steps and floor have been covered with a brick veneer. The front entry door appears to have been replaced or modified. Two windows to the left of the porch have been replaced with new wood windows in the original openings. On the north elevation two windows have been replaced with vinyl windows and one window has been replaced with a kitchen pop-out window, all in the original openings. On the south elevation, all but two windows have been replaced with aluminum frame and sash windows.

P5a. Photo



P5b. Description of Photo:

View: Looking East

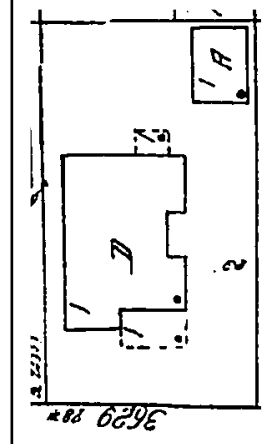
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The porch steps and floor have been covered with a brick veneer. The front entry door appears to have been replaced or modified. Two windows to the left of the porch have been replaced with new wood windows in the original openings, but they appear distinct from the historic windows. On the north elevation two windows have been replaced with vinyl windows and one window has been replaced with a kitchen pop-out window, all in the original openings. On the south elevation, all but two windows have been replaced with aluminum frame and sash windows. The original scored concrete walkway has been removed and replaced with a new concrete walkway with brick accents.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3630 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-22

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

James Blaine Draper built this one-story California Bungalow in November 1915, with an early addition to the house completed in January 1919. The cross-gabled house has a low-pitched roof with exposed eaves. It has original windows, clapboard siding and an oak-paneled front door with a four-paned window centered near the top. A brick chimney is located on the south side of the house. The front porch has been modified with the addition of fieldstone perimeter wall and new, 4x4 roof support posts. Thomas Shess, former editor of the North Park News, currently owns and resides in the house.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

November 1915

A January 1919

\*P7. Owner and Address:

Thomas Shess, Phyllis A Shess

3630 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 87 - North Park Dryden Historical District**  
453-232-22 3630 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

**\*B5. Architectural Style:**

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

November 1915

Addition - January 1919

**\*B7. Moved?** No Yes Unknown Date:

Original Location:

**\*B8. Related Features:**

B9a. Architect: James Blaine Draper

b. Builder:

**\*B10. Significance: Theme:**

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:**

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

**\*B14. Evaluator:**

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

**\*Date of Evaluation:**

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3630 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-22-00

**\*P3a. Description:**

The simple square porch posts are original to the house, per the long-time owners. The cobble piers and wall surrounding the porch were added, but the original brick porch floor was left intact. The trellis to the right of the front gable porch was also added. The original straight scored concrete walkway was removed and replaced with a curving brick walkway. The cobble piers at the property line have been added. The chimney also appears to have been either rebuilt, or extended with a more elaborate top. The owner also noted that Thomas Shess was the founder and former publisher/editor of the North Park News.

P5a. Photo



P5b. Description of Photo:

View: Looking West

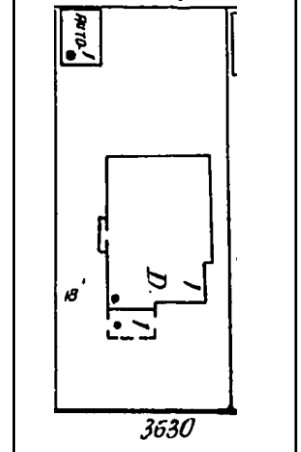
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1915

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The simple square porch posts are original to the house, per the long-time owners. The cobble piers and wall surrounding the porch were added, but the original brick porch floor was left intact. The trellis to the right of the front gable porch was also added. The original straight scored concrete walkway was removed and replaced with a curving brick walkway. The cobble piers at the property line have been added. The chimney also appears to have been either rebuilt, or extended with a more elaborate top.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3635 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-241-11

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Henry Prebibus completed this one-story Spanish Colonial Revival house in January 1919. The house has a flat roof, with a hip-roofed front porch centrally located on the façade. The porch has stucco pillars with arched openings facing the street to the west and an open entry terrace to the south. The front porch and terrace are separated from the street yard with a low, capped stucco wall. This wall has post details in stucco relief. Stucco cornice details are located above the arches on the front porch and the tripartite window to the north of the entry porch. A short tile shed awning is located above a single-pane, fixed window to the south of the front door porch. A detached stucco garage is visible from the street on the south side of the house.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1920

\*P7. Owner and Address:

Terrence Geddis

3635 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 118- North Park Dryden Historical District**  
453-241-11 3635 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
January 1919

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: Henry Preibisius

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3635 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-241-11-00

**\*P3a. Description:**

The original clay tile roof has been replaced with red asphalt shingle roofing over the entry. The parapet has been trimmed with silver metal flashing. The stucco texture is slightly rough, but not inconsistent with the style. The stucco is heavily cracked and in need of repair. Windows in the south elevation have been replaced with aluminum frame and sash windows in the original openings.

P5a. Photo



P5b. Description of Photo:

View: Looking East

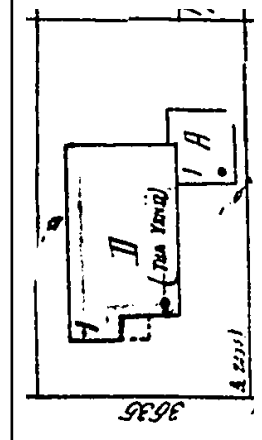
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1924

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The original clay tile roof has been replaced with red asphalt shingle roofing over the entry. The parapet has been trimmed with silver metal flashing. The stucco texture is slightly rough, but not inconsistent with the style. The stucco is heavily cracked and in need of repair. Windows in the south elevation have been replaced with aluminum frame and sash windows in the original openings.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-232-21 3638 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3638 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-21

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story, cross-gabled craftsman home was built by James Blaine Draper in February 1916 and subsequently altered by David Owen Dryden in October 1917. This simply detailed house has strong prairie influences: rigid symmetry, an extremely low-pitched roof with wide overhangs, exposed rafters and triangular support beams. The street facing cross-gable has gables sheltering an entry porch at the first floor level and a glass enclosed sleeping porch at the second floor level. Thin elephantine columns resting on brick-trimmed rectangular stucco piers support the entry porch. The house has clapboard siding, with alternating thin and wide horizontal siding. Windows on the first floor are fixed and single paned. The two groups of second floor casement windows facing 28<sup>th</sup> Street each incorporate three vertical sections of equal size. Each group of windows is located near the corners of the façade; identical tripartite windows abut these windows on the north and south sides of the house.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and Sources:  Historic

Prehistoric  Both

February 1916

A October 1917

\*P7. Owner and Address:

Larry Salazar

3638 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 88 - North Park Dryden Historical District**  
453-232-21 3638 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

November 1915

Altered January 1919

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: James Draper, Altered by David Dryden

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3638 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-21-00

**\*P3a. Description:**

Since the completion of the Primary Record (523A) in 2007, the porch supports have been replaced. The simple, small wood posts shown on the 523A have been replaced with tapered wood columns on stucco-finished piers. Based on photos from 1996, it appears that the chimney was rebuilt with a less ornamental top and was left as exposed brick.

P5a. Photo



P5b. Description of Photo:

View: Looking West

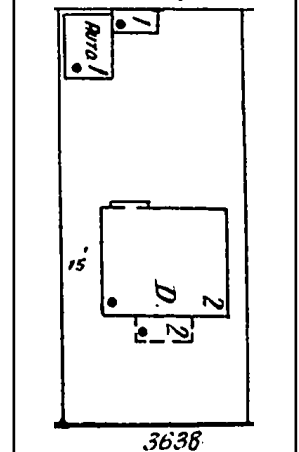
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Since the completion of the Primary Record (523A) in 2007, the porch supports have been replaced. The simple, small wood posts shown on the 523A have been replaced with tapered wood columns on stucco-finished piers. According to information provided by the owner, this work was completed with the assistance of a historic photograph taken in 2005, shown to the right. Based on photos from 1996, it appears that the chimney was rebuilt with a less ornamental top and was left as exposed brick. The owner has stated that the original brick was reused.



2005

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3644 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-20

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

James Blaine Draper built this two-story Prairie style home in May 1916. The house also displays some Italian Renaissance design features. It has smooth stucco siding, square window openings, extremely low-pitched roof with masonry support brackets, and wide roof overhang. The single story front porch is offset to the south side of the house, has one large arched opening facing the street and two smaller arched windows facing the side yards. The smaller openings are enclosed with casement windows. This house is very similar to a Draper-built home located across 28th Street, one block to the south 3563 28<sup>th</sup> Street).

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

May 1916

\*P7. Owner and Address:

Arturo Jacobo, Lindia Willies-Jacobo

3644 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):  
DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 89- North Park Dryden Historical District**  
453-232-20 3644 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[May 1916](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [James Blaine Draper](#)

b. Builder:

\*B10. Significance: Theme:

[Area: Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3644 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-20-00

**\*P3a. Description:**

The porch has been partially filled-in with a half-height wall. The house has been refinished is a historically inappropriate, catface stucco texture. The glass block accents at the upper floor are not original. The 6-lite casement and 4-over-4 double hung windows at the upper floor are distinctly different from the remaining historic windows, which are single lite.

P5a. Photo



P5b. Description of Photo:

View: Looking West

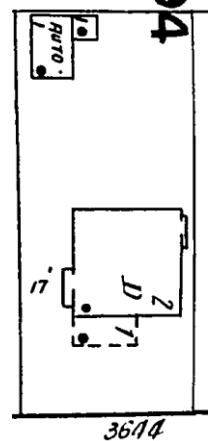
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Photos from 1996 show that the porch opening had been completely enclosed at that time. The in-fill door and windows have been removed, but the half-height wall was extended from its original configuration ending at either side of the walkway to its present configuration with only a narrow opening. Windows remain in the side openings of the porch. The photo also shows that the porch roof has been re-built in-kind. The house has been refinished is a historically inappropriate, catface stucco texture. The glass block accents at the upper floor are not original. The 6-lite casement and 4-over-4 double hung windows at the upper floor are distinctly different from the remaining historic windows, which are single lite. The 1996 photo appears to show stucco work around these windows, which may indicate they were replaced not too long before the photo was taken.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-241-12 3645 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3645 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-241-12

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Harry A. Malcolm completed this one-story Craftsman home in October 1918. The primary roof ridge of this cross-gabled house parallels Landis Street. Contiguous gables face 28<sup>th</sup> Street, with the lower gable covering a front porch on the south side of the façade. Thick rectangular columns topped with cross-beam wooden elements support the porch roof. Under the porch, the wooden front door has six beveled glass lights and a tripartite window that faces 28th Street. The low-pitched roof has moderate overhanging eaves and exposed beams. The house is sided in horizontal clapboards of alternating wide and narrow widths.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1918

\*P7. Owner and Address:

Deborah R. Shubert

3645 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 119- North Park Dryden Historical District**  
453-241-12 3645 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: **same**

B3. Original Use: **Residential**

B4. Present Use: **Residential**

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
**October 1918**

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: **Harry A Malcolm**

b. Builder:

\*B10. Significance: Theme:

Area: **Greater North Park**

Period of Significance: **1912-1941**

Property Type: **Single Family Home**

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3645 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-241-12-00

**\*P3a. Description:**

One window at the side has been replaced with an aluminum sliding window. Aluminum screens have been added to the windows.

P5a. Photo



P5b. Description of Photo:

View: Looking East

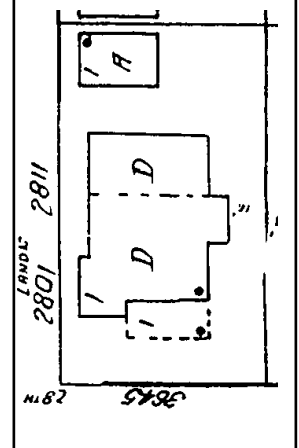
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

One window at the side has been replaced with an aluminum sliding window. Aluminum screens have been added to the windows.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3650 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-19

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Builder Soren Nielsen completed this two-story Mission Revival style home for George Pfeffercorn in April 1925. Parapet walls face the street to conceal the structure's flat roof, with a blue-tile awning above the windows on the second floor. A single-floor portion of the house extends toward the street at the southern side of the structure, with a similar parapet concealing the roof. A tripartite widow faces the street on the single-story street wall, set in a slightly recessed arched window frame that features a relief leaf & shield decoration above the window. A shed roof structure with a tile roof and steel supporting columns shelters the front door. The original plans exist. A second unit sits in the back and is not visible from the front.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

April 1925

\*P7. Owner and Address:

Jean Blair

3650 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 90 - North Park Dryden Historical District**  
453-232-19 3650 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[April 1925](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Soren Nielsen](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3650 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-19-00

**\*P3a. Description:**

The first floor porch at the north end of the east façade has been enclosed and the entry door brought forward. A new metal awning with wrought iron post supports has been constructed across the entryway above the steps. The steps have been clad with non-historic blue/gray tile. The red clay tile roof has been replaced with blue tile.

P5a. Photo



P5b. Description of Photo:

View: Looking West

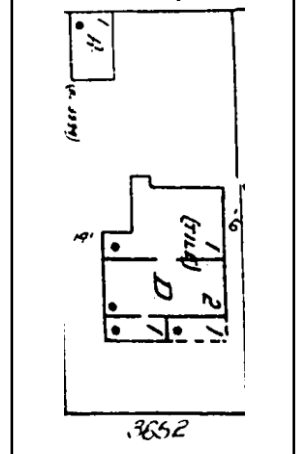
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1925

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The first floor porch at the north end of the east façade has been enclosed and the entry door brought forward. A new metal awning with wrought iron post supports has been constructed across the entryway above the steps. The steps have been clad with non-historic blue/gray tile. The red clay tile roof has been replaced with blue tile.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3660 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-18

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Builder Harry A. Malcolm completed this one-and-a-half-story California Bungalow in May 1916; the home was altered by M. Trepte in July 1920. The house has several colonial revival details, including dormer windows on the upper floor as well as tracery details and revival columns on the porte-cochere located in the north side yard of the house. The first floor has clapboard siding, with shingle siding on the gables above. The Dutch hip roof has a moderate pitch with short overhanging eaves and exposed joists. A tripartite window faces the street.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

May 1916

\*P7. Owner and Address:

Nestor L. Suarez, Susan F. Suarez

3660 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 91 - North Park Dryden Historical District**  
453-232-18 3660 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[May 1916](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Harry A. Malcolm](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3660 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-18-00

**\*P3a. Description:**

Based on the 1921 Sanborn Map, the gabled carport element on the north side of the house is not an original element. However, this structure does appear on the 1950 Sanborn Map, indicating that it was an early addition. The ground floor windows may have been replaced, as they are missing the divided 6-lite upper panes present on the second floor. However, this is not conclusive. The entry walkway has been re-poured, and the entry stoop has been covered with a brick veneer.

P5a. Photo



P5b. Description of Photo:

View: Looking West

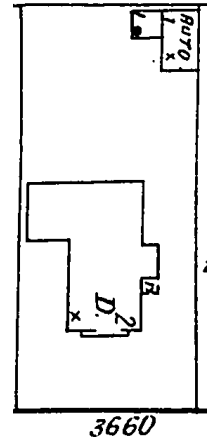
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Based on the 1921 Sanborn Map, the gabled carport element on the north side of the house is not an original element. However, this structure does appear on the 1950 Sanborn Map, indicating that it was an early addition. The ground floor windows may have been replaced, as they are missing the divided 6-lite upper panes present on the second floor. However, this is not conclusive. The entry walkway has been re-poured, and the entry stoop has been covered with a brick veneer.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-232-17 3668 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3668 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-17

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Charles W. Clendenning completed this one-story California Bungalow in May 1920. The house has clapboard siding and a brick chimney on the south side on the structure. Exposed beams and eaves support the moderately pitched roof. The roof is cross-gabled with a secondary lower gable that extends toward the street over a front porch. The porch gable has an exposed structure of vertical and diagonal supports. Resting on square piers, thin elephantine columns support the porch roof. The front porch is centered on the street wall, with large tripartite windows facing the street to the left and right of the central entrance door.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

May 1920

\*P7. Owner and Address:

Richard E. Patterson, Silva Patterson

3668 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 92 - North Park Dryden Historical District**  
453-232-17 3668 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[May 1920](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Charles W. Clendenning](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3668 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-17-00

**\*P3a. Description:**

The front yard has been modified with low terraced retaining walls.

P5a. Photo



P5b. Description of Photo:

View: Looking West

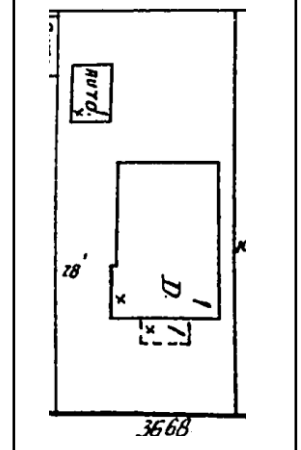
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The front yard has been modified with low terraced retaining walls.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-232-16, 3676 28<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T

; R

; ¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 3676 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-16

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a two –story asymmetrical Craftsman home with a medium pitched roof. There are gables on the front and rear of the home as well as the north and south facades. Triangular brackets are used as supports, there are four on each side of the building. Overhanging eaves and exposed rafters are visible on only the north and south facades. A patterned shingle siding covers the entire structure with the exception of a narrow stucco band that surrounds the lower section of the home. Five double hung windows with multi-paned uppers are present on the second floor front façade. A large fixed window with a patterned transom is located on the first story front facade. Small gables on the south and north facades overhang a patterned double hung window. There are other double hung windows dispersed over both sides of the home. An open porch is partially covered by a trellised roof that extends out over the driveway. This trellis is supported by three large stucco columns. A stepped entry is offset to the north of the facade. At the north side of the structure a long concrete driveway leads to a small stucco garage.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1916

\*P7. Owner and Address:

Daniel J. Marks Separate Property Trust

3676 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report

and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 93-North Park Dryden Historical District**  
453-232-16 3676 28<sup>m</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[October 1916, no known alterations](#)

\*B7. Moved? No Yes Unknown Date: Original Location:

\*B8. Related Features:

[Garage, Trellised roof that extends over driveway and supports 2<sup>nd</sup> floor](#)

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

[Area: Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

[David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.](#)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)



(Sketch Map with north arrow required.)

\*Required information

\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3676 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-16-00

**\*P3a. Description:**

No Update

P5a. Photo



P5b. Description of Photo:

View: Looking West

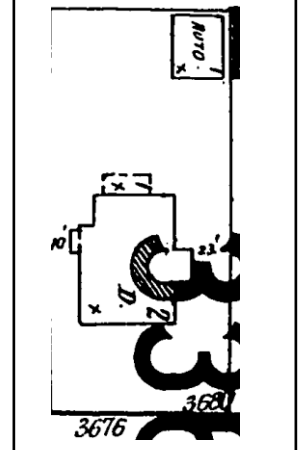
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-232-15 3686 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3686 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-15

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Builder J.C. Kelley completed construction of this California Bungalow in November 1920. The exterior of the house is stucco with brick chimney, large brick quoins at each corner of the structure, and brick frames around all windows and doors. The cross-gabled, low-pitched roof has exposed beams and moderate overhanging eaves. Thin elephantine columns resting on square brick piers support the front porch roof. The pediment above the porch has wide air vents with vertical separations between openings. The house is symmetrical with large tripartite windows on both sides of the front door. These windows are topped with 14 fixed, small glass panes.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

November 1920

\*P7. Owner and Address:

Dorothy M. Brockman Family Trust

3686 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 94 - North Park Dryden Historical District**  
453-232-15 3686 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
November 1920

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: J.C. Kelley

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3686 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-15-00

**\*P3a. Description:**

The Sanborn Maps indicate that the house is constructed of hollow concrete or cement block. Extensive use of brick detailing and accent characterize this house.

P5a. Photo



P5b. Description of Photo:

View: Looking West

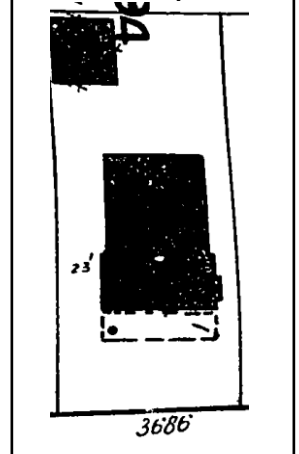
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

While the brick detailing on the house is unusual, there is no evidence that it is not original. The brick walkway utilizes different brick, which indicates it may be a later addition.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3696 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-14

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story California Bungalow built by C. M. Williams in 1921 has five roof gables visible from the street. The main roof ridge is parallel with 28<sup>th</sup> Street with gables facing north and south. Smaller gables are along building wings that extend toward each street; an even smaller gable shelters the front door: A sixth gable, a relatively recent entrance gate to the open front porch, reflects the original house gables. The roof has a low pitch and moderately overhanging eaves. A shed-roofed addition at the back of the house is visible from Landis Street. A tripartite window with equal-sized vertical sections faces 28<sup>th</sup> Street on the southern building wing. A multiple-paned entrance door is located at the center of the larger section of the facade with double casement windows located to the right and left of the door. An adjacent duplex (two-unit) building faces Landis Street (2727-29 Landis Street) to the west). This house and the duplex appear to have been built at the same time, with similar trim, eave details and clapboard siding of alternating wide and narrow horizontal boards. A flat-roofed two-car garage that appears to be original is located off the alley behind the duplex.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1921

\*P7. Owner and Address:

David W. Shuford

1801 Marina Blvd. #C

San Diego, CA 92110

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 95 - North Park Dryden Historical District**  
453-232-14 3696 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: **same**

B3. Original Use: **Residential**

B4. Present Use: **Residential**

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
**1921**

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: **C. M. Williams**

\*B10. Significance: Theme:

Area: **Greater North Park**

Period of Significance: **1912-1941**

Property Type: **Single Family Home**

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992  
Wayne Donaldson, AIA - 1996  
Katherine Hon, P.E. – 2004-2007  
George Franck, AICP – 2004-2007  
Daniel Marks, AIA, NCARB – 2004-2007

\*Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3696 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-14-00

**\*P3a. Description:**

Aluminum frame screens have been added to the windows. An entry arbor and white picket fence have been added to the site.

P5a. Photo



P5b. Description of Photo:

View: Looking West

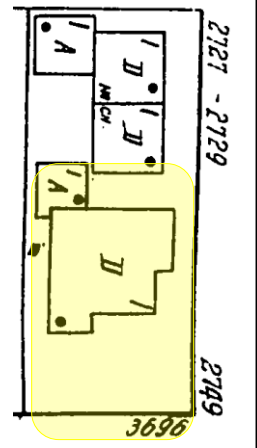
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1921

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Aluminum frame screens have been added to the windows. An entry arbor and white picket fence have been added to the site.

Other Listings  
Review Code

Reviewer

Date

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3705 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-104-06

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

G.S. Codling completed this one-story Craftsman home in April 1913. This house is sided with smooth stucco. It has a low-pitched gable roof with the main ridge perpendicular to the street, and moderate roof overhangs. Two cross gables extend to the south at the western and eastern ends of the house. The western cross gable extends to the west to provide a shed roof over the front porch. The southern portion of the front porch has been enclosed with grooved plywood over the original stucco railing wall. A stout wooden column supports the northern end of the shed roof section, creating a recessed front entry porch. An aluminum frame, three-section window is located to the south of the front door. The outside sections of this window are glass louvers; several other windows of the house have been replaced with aluminum framed glass louvers. A south-facing porch located between the two cross-gable wings has been enclosed with security bars; the front door also has a security door. A low cinderblock wall encloses the street yards.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

April 1913

\*P7. Owner and Address:

Rosa Baltazar Trust

3705 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 120 - North Park Dryden Historical District**  
453-104-06 3705 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
April 1913

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: G.S. Codling

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3705 28<sup>th</sup> Street

City: San Diego

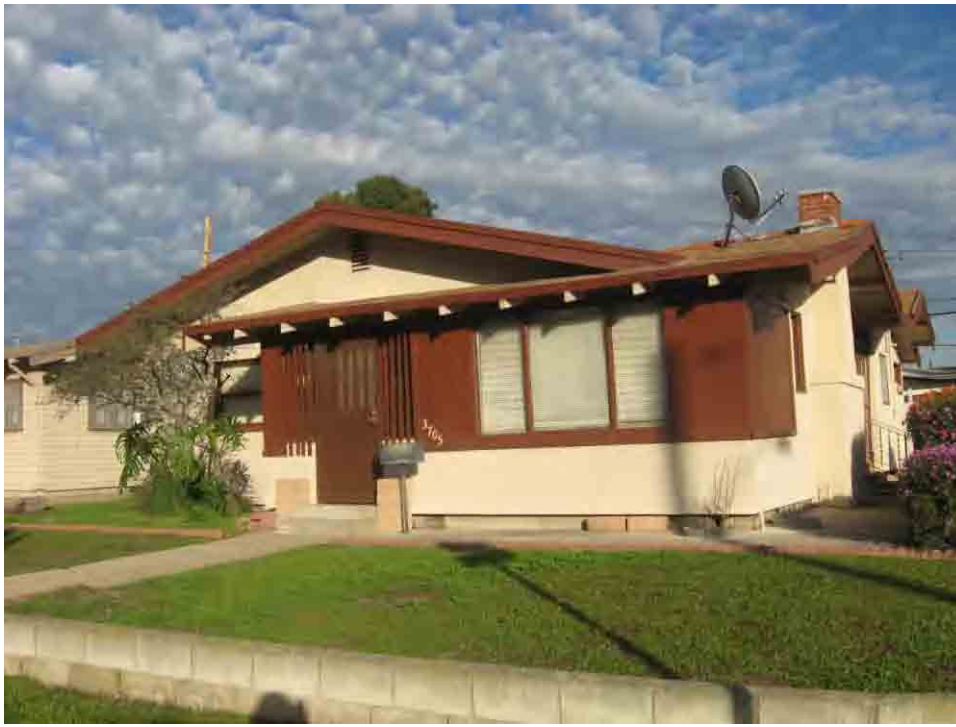
Zip: 92104

e. Other Locational Data: APN #453-104-06-00

**\*P3a. Description:**

The front porch has been enclosed with framing and windows and the entry door has been brought forward. Some beam detailing has been sawed off. Louvered window replacements can be found on the south elevation in the original openings. The lower portion of the brick chimney has been stuccoed. A low cement block retaining wall has been added at the yard.

P5a. Photo



P5b. Description of Photo:

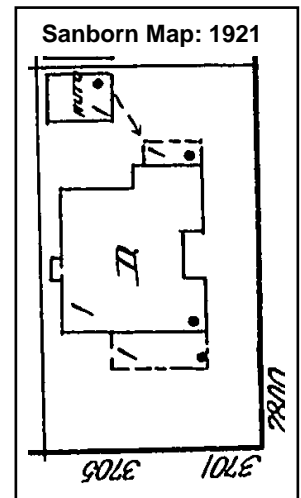
View: Looking East

Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The front porch has been enclosed with framing and windows and the entry door has been brought forward. Some beam detailing has been sawed off. Louvered window replacements can be found on the south elevation in the original openings. The lower portion of the brick chimney has been stuccoed. A low cement block retaining wall has been added at the yard.



Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-232-16, 3706 28<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3706 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-092-27

\*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story asymmetrical Craftsman structure with a low pitched roof and shiplap siding. A large gable dominates the front facade and extends out over the open porch. A large fixed window with the adjacent double hung side panel is located just south of the main entrance. Two double hung windows are paired together north of the entrance on the front facade. A small gable sits in the center of the roofline on the north facade. Double hung and casement windows are used on both the north and south face. A second entry is located in the center of the south facade between two small gables. The stepped entry is raised and tops out to an open porch. A concrete retaining wall with a chain link fence topping it has been added to the southern portion of the property. A stucco garage is connected to the property and is located on Landis. An exposed stucco chimney is also located on the southern side of the property.

\*P3b. **Resource Attributes:** (List attributes and codes) HP2- Single Family Property

\*P4. **Resources Present:**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. **Date Constructed/Age and**

**Sources:**  Historic

Prehistoric  Both

July 1917

\*P7. **Owner and Address:**

Robert E. Carty II

3706 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. **Recorded by:** (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. **Date Recorded:** 05/25/07

\*P10. **Survey Type:** (Describe)

Intensive

\*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 96- North Park Dryden Historical District**  
453-232-16 3706, 28<sup>m</sup> Street

B1. Historic Name:

B2. Common Name: [Same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[July 1917](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3706 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-16-00

**\*P3a. Description:**

The front and side porches have been re-poured. The detached garage at the rear has been expanded.

P5a. Photo



P5b. Description of Photo:

View: Looking West

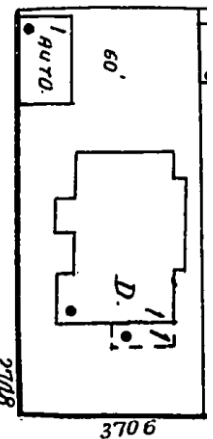
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1917

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The front and side porches have been re-poured. The detached garage at the rear has been expanded.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-104-05 3711 28<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3711 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-104-05

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Edward F. Bryans completed this one-story California Bungalow in April 1921. This L-shaped, cross-gabled house has a low-pitched roof with moderately overhanging exposed eaves. Shaped triangular brackets support exposed roof beams. A square masonry pier topped by a wooden post support a nearly flat shed roof over a small entry porch located in the "L" between the two wings of the house. A two-section double hung window is centered under the street-facing gable; windowsills on the other windows visible from the street are higher than the windowsills of the front window. The house has clapboard siding.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

April 1921

\*P7. Owner and Address:

Frances Lowry

3711 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 121 - North Park Dryden Historical District**  
453-104-05 3711 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[April 1921](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Edward F. Bryans](#)

b. Builder:

\*B10. Significance: Theme:

[Area: Greater North Park](#)

[Period of Significance: 1912-1941](#)

[Property Type: Single Family Home](#)

[Applicable Criteria:](#)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3711 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-104-05-00

**\*P3a. Description:**

One original wood frame and sash window on the front façade has been replaced with a vinyl frame and sash window within the original opening.

P5a. Photo



P5b. Description of Photo:

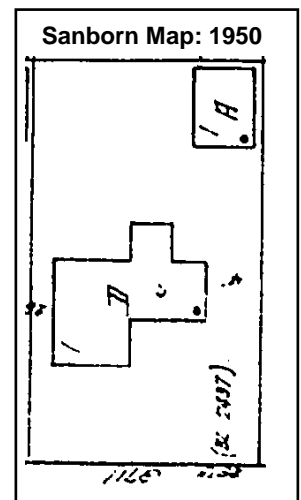
View: Looking East

Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1921

Source: Water & Sewer Records



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

One original wood frame and sash window on the front façade has been replaced with a vinyl frame and sash window within the original opening.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-104-04 3715 & 3719 28<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3715 & 3719 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-104-04

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

John F. Cordrey completed this one-story Craftsman home in April 1913. The moderately pitched roof has widely overhanging boxed eaves, with contiguous gables facing 28<sup>th</sup> Street. The lower gable roofs a front porch on the south side of the façade. Thin elephantine columns that rest on a clapboard railing wall support the lower gable. A carved lintel rests on the porch columns. The house is sided with clapboard. A detached one-car plywood garage is visible on the south side of the house, accessed by a wide, painted-concrete driveway that covers the south side yard of the house.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

April 1913

\*P7. Owner and Address:

Adelaide Morales Trust

C/O Flying Dog Enterprises

8130 La Mesa Boulevard # 69

La Mesa, CA 91941

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 122 - North Park Dryden Historical District**  
453-104-04 3715 & 3719 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[April 1913](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [John F. Cordrey](#)

b. Builder:

\*B10. Significance: Theme:

[Area: Greater North Park](#)

[Period of Significance: 1912-1941](#)

[Property Type: Single Family Home](#)

[Applicable Criteria:](#)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

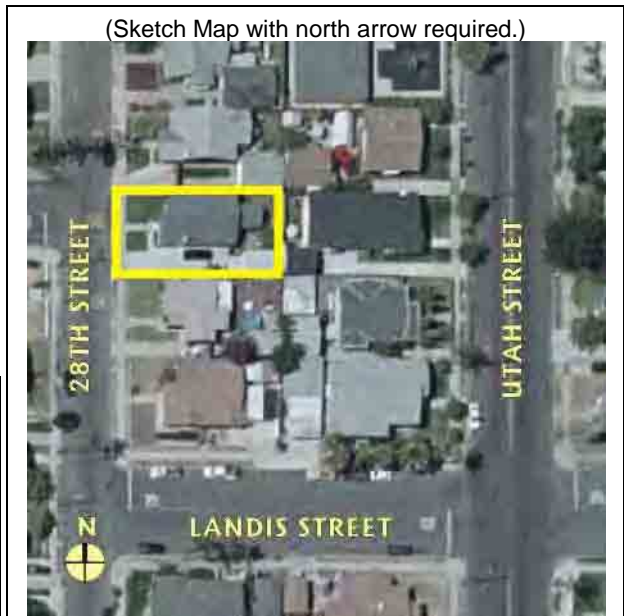
\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3715-19 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-104-04-00

**\*P3a. Description:**

Wood shingles are present in the gable end. Vinyl frame and sash windows have replaced the wood frame and sash windows in the original openings. The driveway has been expanded.

P5a. Photo



P5b. Description of Photo:

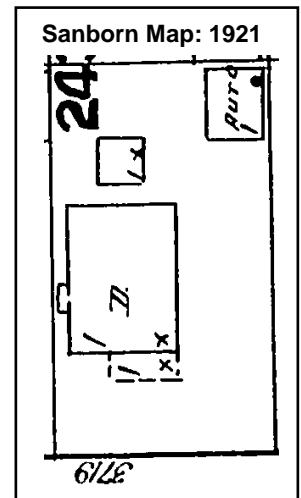
View: Looking East

Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Vinyl frame and sash windows have replaced the wood frame and sash windows in the original openings. The driveway has been expanded.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3727 28<sup>th</sup> Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-104-03

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A.C. Leich completed this one-story Craftsman home in April 1913. The house is clad in wood shingles that flare out as the walls approach the foundation. The moderately pitched, cross-gabled roof has exposed rafters and beams that extend slightly beyond the roof deck. The primary roof pole parallels the street, with the cross gable extending toward the street over a front porch on the south side of the façade. Resting on a shingled knee wall, thin elephantine columns support a carved lintel over the porch roof. The door is centrally located on the façade, with an aluminum-frame tripartite window to the north and a fixed, single-pane window under the porch to the south of the door. Aluminum-frame, double-hung windows are located on both sides of the house. A two-car stucco garage is visible from the street, accessed by a driveway that covers the south side-yard of the house.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

April 1913

\*P7. Owner and Address:

Graves Family Trust

3727 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 123 - North Park Dryden Historical District**  
453-104-03 3727 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
April 1913

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: A.C. Leich

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

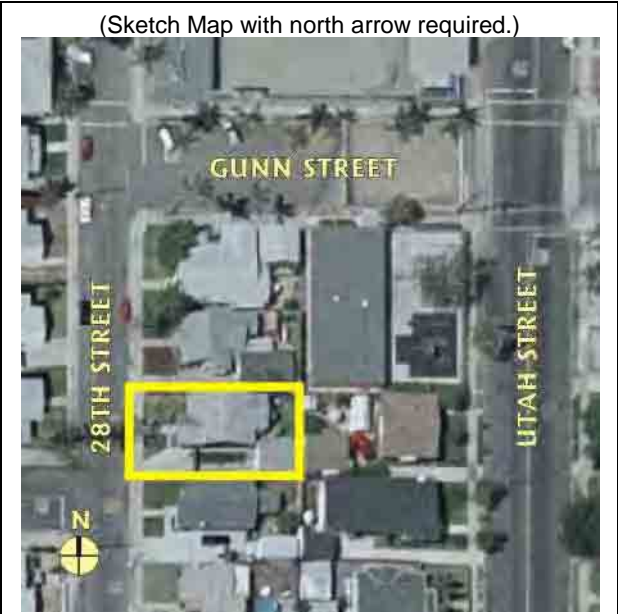
B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992  
Wayne Donaldson, AIA - 1996  
Katherine Hon, P.E. – 2004-2007  
George Franck, AICP – 2004-2007  
Daniel Marks, AIA, NCARB – 2004-2007

\*Date of Evaluation:

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3727 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-104-03-00

**\*P3a. Description:**

The shingles at the lower half of the house have been removed to reveal the original wood lap siding beneath. Vinyl and aluminum frame and sash have replaced wood frame and sash windows in the original openings.

P5a. Photo



P5b. Description of Photo:

View: Looking East

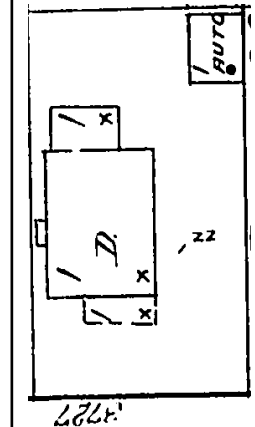
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The shingles at the lower half of the house have been removed to reveal the original wood lap siding beneath. Vinyl and aluminum frame and sash have replaced wood frame and sash windows in the original openings.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-401-16 2801 -03 Capps Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 2801 -03 Capps Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-401-16

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story, rectangular Craftsman style house was one of the few in North Park neighborhoods situated along a north-south access, even though its lot is at the southeast corner of 28<sup>th</sup> Street. One of the earliest homes in the potential Dryden District, it displays links to the four-square-style homes of the late Victorian period, primarily in its symmetry and vertical windows. Twin, full-length, two floor canted bay windows facing 28th Street are of special note. The house has clapboard siding and a moderately pitched hip roof with relatively short exposed rafters. Horizontal elements include an ashlar block foundation and a full-width, low gabled front porch facing Capps Street. Carpenter George W. Houser completed the house in March 1913 for Dr. Orlando Wright. Dr. Wright lived in the house until 1916, when Deputy County Auditor Harry W. Omo and his wife Grace occupied it. In 1914, Houser became superintendent of streets for the incorporated city of East San Diego, where he lived.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

March 1913

\*P7. Owner and Address:

Maxine G. Lougy

2801 -03 Capps Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 107- North Park Dryden Historical District**  
453-401-16 2801 -03 Capps Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[March 1913](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [George W. Houser](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2801-03 Capps Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-401-16-00

**\*P3a. Description:**

The porch has been partially enclosed by setting windows in the original openings. The building was converted to a duplex and a small addition was constructed at the east side of the building.

P5a. Photo



P5b. Description of Photo:

View: Looking Southeast

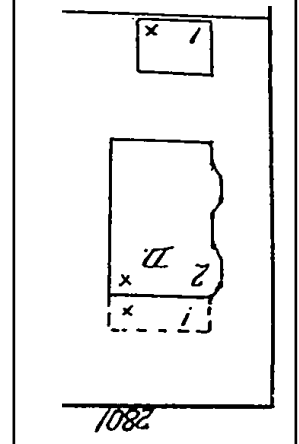
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The porch has been partially enclosed by setting windows in the original openings. The building was converted to a duplex and a small addition was constructed at the east side of the building.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-092-12 2704 Landis Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 2704 Landis Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-092-12

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Maurice Essery was the first owner of this one-story California Bungalow built by Thomas J. Lassiter in January 1913. The house has a moderately pitched, side-gabled roof with moderate overhangs, exposed beams and exposed rafters. The full-width front porch is enclosed with a slightly recessed front door and fixed glass windows resting on a plywood base wall. While older, these windows do not match those on the house. The porch has a shed roof that extends at a flatter pitch from the house roof. A second shed roof extends over a small room on the west side of the house. The front door is covered with a security gate and a concrete wall retains the street yards.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

January 1913

\*P7. Owner and Address:

Robert E. Carty, Esperenza Carty

3720 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 65 - North Park Dryden Historical District**  
453-092-12 2704 Landis Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
January 1913

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Thomas J. Lassiter

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2704 Landis Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-092-12-00

**\*P3a. Description:**

Based on Sanborn Map documentation, it appears that the element identified as an enclosed porch on the Primary Record (523A) was not present on the house originally and was a later addition. See section "B6. Construction History" for more information.

P5a. Photo



P5b. Description of Photo:

View: Looking North

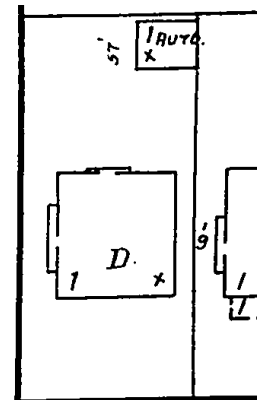
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Based on Sanborn Map documentation, it appears that the element identified as an enclosed porch on the Primary Record (523A) was not present on the house originally and was a later addition. Sanborn Maps indicate that the original habitable footprint of the house was aligned with the habitable footprint of the house to the east. A front porch is shown on the house to the east, but no front porch shown on the subject house. Therefore, it appears that the front portion was added, and is not simply a porch enclosure.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-092-13, 2710 Landis Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2710 Landis Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-092-13

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Not much is known about this home. It was designed by architect Thomas Lassiter and built by David O. Dryden as an addition in 1917. The house has a single gable roof that extends to a unique porch at the entry and extends the width of the front façade.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

January 1913

\*P7. Owner and Address:

Fred E. Carty

2710 Landis Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 127- North Park Dryden Historical District**  
453-092-13, 2710 Landis Street

B1. Historic Name:

B2. Common Name: [Same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

[January 1913, Altered by David Owen Dryden 1917](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [Thomas J Lassiter](#)

\*B10. Significance: Theme:

[Area: Greater North Park](#)

[Period of Significance: 1912-1941](#)

[Property Type: Single Family Home](#)

[Applicable Criteria:](#)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

\*Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2710 Landis Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-092-13-00

**\*P3a. Description:**

Modifications in 2009/2010 added a second story addition to the rear of the house behind the ridgeline of the existing house; the original entry porch was widened to the full width of the house (previously the porch all ended at the outer columns); and the original house was re-sided in new shingle siding. The walkway and porch steps were also re-poured.

P5a. Photo



P5b. Description of Photo:

View: Looking North

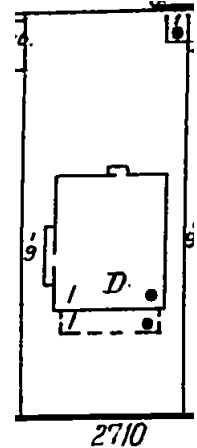
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Modifications in 2009/2010 added a second story addition to the rear of the house behind the ridgeline of the existing house; the original entry porch was widened to the full width of the house (previously the porch all ended at the outer columns); and the original house was re-sided in new shingle siding. The walkway and porch steps were also re-poured.

kState of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-232-02 2727-29 Landis

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 2727-29 Landis

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This California Bungalow style duplex (two-unit) residential building is two feet higher than the street. Its front yard is located above a low masonry wall and accessed by recessed steps. The duplex is immediately to the west of a similar-style, single-family structure facing 28<sup>th</sup> Street. The one-story symmetrical building has a low-pitched gabled roof with moderately overhanging eaves. The ridge of the roof parallels the street and both duplex units face Landis Street. Wood-framed, multi-paned glass entry doors are located at each end of the building façade; they are flanked by full-height, multi-paned casement windows on both sides of the entry. Small gables supported by large, intricate braces shelter both doors. Like the adjacent house, the duplex has clapboard siding of alternating wide and narrow horizontal boards. A flat-roofed two-car garage that appears to be original is located off the alley behind both buildings.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

\*P7. Owner and Address:

David W. Shuford  
1801 Marina Blvd. #C  
San Diego, CA 92110

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB  
Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE   
Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 133 - North Park Dryden Historical District**  
453-232-02 2727-29 Landis

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2727-29 Landis Street City: San Diego Zip: 92104  
e. Other Locational Data: APN #453-232-14-00 (note the corrected APN, which was incorrectly listed as 453-232-02 on the 523A and 523B forms)

**\*P3a. Description:**

No Update

P5a. Photo



P5b. Description of Photo:

View:

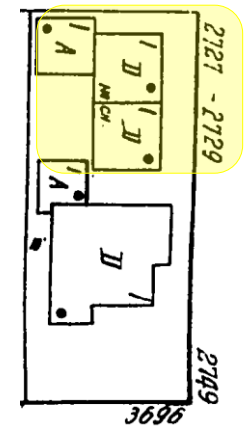
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date:

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-332-16 2632, 2634, 2636 & 2638 Myrtle Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 2632-38 Myrtle Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-332-16

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

L.A. Henderson completed this small California Ranch style bungalow court for the first owner, Mrs. Ruth Lewis. In order to meet a high demand for defense-related factory worker housing during the early 1940s, a number of vacant lots within San Diego's older suburban communities were developed as multi-unit residential courts. The style of many of these courts - single story, stucco, large windows, and low-pitched hip roofs with small overhangs – became very popular in post-WWII suburban tract developments. Two residences of this four-unit court have access directly from Myrtle Street and the other units have access through an entry court. One two-car garage is accessed from Pershing Avenue; a second two-car garage is accessed from the alley.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1940

\*P7. Owner and Address:

William F Resh, Sherry Resh Trust

c/o The McKee Company

P.O. Box 180306

Coronado, CA 92178

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 8 – North Park Dryden Historical District**  
453-332-16 2632-38 Myrtle Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
1940

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2632-38 Myrtle Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-332-16-00

**\*P3a. Description:**

The cottages feature hipped roofs with asphalt shingles; clipped eaves; stucco walls; 2-over-2 wood frame and sash double hung windows; and very small entry porches with a simple shed roof supported by a single square post and simple railing.

P5a. Photo



P5b. Description of Photo:

View: Looking West

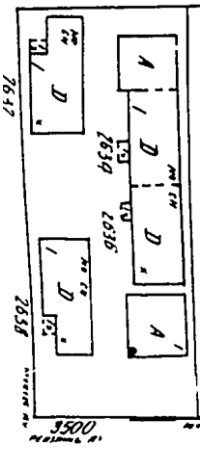
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1940

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-391-14 3404 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\* b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3404 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-391-14

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Ralph Hurlburt & Charles Tifal completed this one- to two-story Spanish Colonial Revival home in June 1924. Jacob C. Goodbrod was the original owner and resident. The house has rough stucco exterior walls and a predominantly flat roof with a multi-colored tile shed roof over a small wing on the northern part of the Pershing Avenue façade. The arched entry door is surrounded by a wide masonry molding and flanked by two, hanging metal lights and two full-height, multi-paned French windows. A similar French window also faces Pershing Avenue on the center of the northern wing of the house. Wrought iron railings front this window and an open front porch. A simple, box-shaped second story is located on the western part of the house. Emmil Klicka, an early North Park businessman, and his wife Jessie lived in this home after WWII.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

June 1924

\*P7. Owner and Address:

Julia Kuck, Patricia Carpenter

3404 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # 453-391-14 3404 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
June 1924

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Ralph Hurlburt

b. Builder: Charles Tifal

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3404 Pershing Drive

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-391-14-00

**\*P3a. Description:**

Sanborn Maps indicate the house was constructed as a single story concrete structure. The second floor addition was added at an unknown date. The red clay tile roofing to the right of the entry porch may have been replaced, but is consistent with the style of the building.

P5a. Photo



P5b. Description of Photo:

View: Looking West

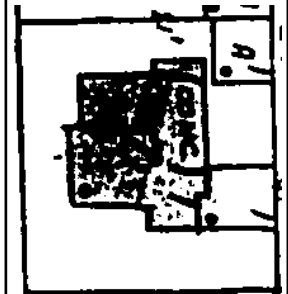
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1924

Source: Water & Sewer Records

Sanborn Map: 1950



3404

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Sanborn Maps indicate the house was constructed as a single story concrete structure. The second floor addition was added at an unknown date. The red clay tile roofing to the right of the entry porch may have been replaced, but is consistent with the style of the building.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-391-15 3410 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3410 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-391-15

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Columbus F. Stephens completed this one-story, single-family California Bungalow in October 1921. Albert Dornebaum was the original owner and resident. The ridge of the low-pitched, primary house roof parallels the street, with a cross gable on the northern portion of the façade covering the entry porch. Three four-inch square posts support each front corner of the street-facing gable. An attic air vent with wooden mullions tops the pediment of the street-facing gable. Two-section windows face the street on each side of the entry door. Each window has a large fixed single-pane section closest to the door, with double-hung aluminum sections on the outside.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1921

\*P7. Owner and Address:

Rachel Burnage, Nikki Nicholas,  
R. Alexandra

3410 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,  
affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego  
92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite  
survey report and other sources, or  
enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 2 - North Park Dryden Historical District**  
453-391-15 3410 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
October 1921

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Columbus F. Stephens

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, Page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992  
Wayne Donaldson, AIA - 1996  
Katherine Hon, P.E. – 2004-2007  
George Franck, AICP – 2004-2007  
Daniel Marks, AIA, NCARB – 2004-2007

\*Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3410 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-391-15-00

**\*P3a. Description:**

The house is clad in a moderately textured stucco. It is unknown whether the house was stuccoed originally. The original scored concrete walkway has been replaced with pavers and a picket fence has been added to the front of the house.

P5a. Photo



P5b. Description of Photo:

View: Looking West

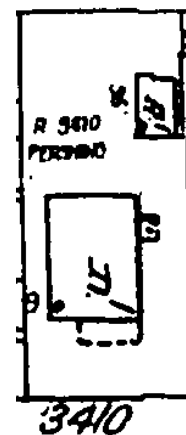
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1922

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The house is clad in a moderately textured stucco. It is unknown whether the house was stuccoed originally. The porch is supported by three square posts at each corner. Proportionally, these porch supports do not appear to be original. Windows have been replaced in the original openings with non-historic windows. The original scored concrete walkway has been replaced with pavers and a picket fence has been added to the front of the house.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-392-04 3415 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3415 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-392-04

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

William H. Wollenhampt was the original owner of this one-story California Bungalow built by John A. Chisholm in December 1914. The house has a moderately-pitched, cross-gabled roof with moderate overhangs. While the beams are not exposed, the rafters are. Thin elephantine columns resting on tall, thin piers supports an open porch on the left side. A wood bay window faces the street on the right and was originally used as the front entry. The foundation and porch railing have been faced with weathered brick. A brick border to the foundation planting beds also has been added. On the south side of the house, a small shed roof shelters a rounded, five-section bay window.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

December 1914

\*P7. Owner and Address:

Nikki Nicholas, Alexandra Cedic

3415 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource37- North Park Dryden Historical District**  
453-392-04 3415 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[December 1914](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [John A. Chisholm](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3415 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-392-04-00

**\*P3a. Description:**

The house is clad in wood clapboard siding. Per the owner, whos family has owned and lived in the house since the pre-WWII period, the entry door was not relocated when the porch enclosure was added. Details regarding modifications can be found in section "B6. Construction History" below.

P5a. Photo



P5b. Description of Photo:

View: Looking East

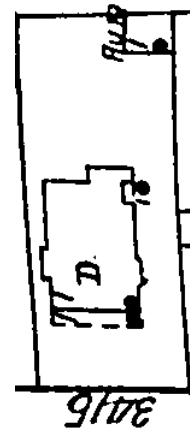
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The current owner, whose family has owned and lived in the house since the pre-WWII period, clarified modifications that occurred to the house, as follows. This information is supported by historic photographs in the owner's possession. The right one-third of the porch was enclosed sometime prior to WWII. This enclosure originally had French doors that opened onto the porch, which were removed during WWII. The entry door is in its original location; however, a screen door to the left of the entry door was framed in. The bay window was added to the old enclosure in the 1980s. The porch piers and walls were originally brick and were removed and rebuilt at the same location and height, but without the same vertical brick detailing at the top of the walls and piers (per historic photographs). The brick chimney has been painted. The original scored concrete walkway and steps have been replaced with brick.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-391-16 3420 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3420 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-391-16

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Edward F. Bryans completed this two-story Craftsman home in January 1913. William Linklater was the original owner and resident. A steeply pitched, side-gabled roof encloses the upper floor of the house, with a single dormer window facing the street. The roof has exposed beams, supported by curved triangular braces. The full-width front porch is covered by a more gradually pitched extension of the main roof. Wrought iron railings behind raised, brick planter beds enclose the front porch. A small second floor deck, supported by square posts extends toward a driveway on the south side of the house. The first floor has clapboard siding; the second floor is shingled.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

January 1913

\*P7. Owner and Address:

Joanne Sexton, George Karibian

3420 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 3 - North Park Dryden Historical District**  
453-391-16 3420 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
January 1913

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Edward F. Bryans

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3420 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-391-16-00

**\*P3a. Description:**

Some of the windows have been replaced in the original openings.

P5a. Photo



P5b. Description of Photo:

View: Looking West

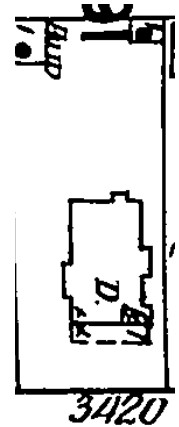
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1913

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Some of the windows have been replaced in the original openings. A painted wrought iron railing has been added at the porch. The porch floor and steps have been refinished with brick. A brick planter has been added in front of the porch. The original scored concrete walkway has been replaced with brick. The brick chimney has been painted, and it appears that the paint is currently in the process of being removed.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-391-17 3424 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3424 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-391-17

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Karl Sachs completed this one-story, single-family California Bungalow in August 1920. Karl's father, the Rev. Phillip Sachs is identified as the first owner and resident. The cross-gabled roof is moderately pitched, with a concurrent gable facing the street. Thin roof beams and eaves are exposed. The smaller street-facing gable covers the front porch and is supported by square posts resting on brick piers. The front door has six beveled glass windows with three square panes at the top and three tall rectangular panes below. The exterior walls are also stucco and tripartite windows are located on both sides of the central entrance door. In 1922, Karl Sachs completed the house across the street at 3425 Pershing Avenue.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

August 1920

\*P7. Owner and Address:

David Craven, Patricia Anderson-Craven

3424 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 4 - North Park Dryden Historical District**  
453-391-17 3424 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[August 1920](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Karl Sachs](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3424 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-391-17-00

**\*P3a. Description:**

The Primary Record (523A) indicates that the house is stucco clad; however the exterior is finished with narrow wood lap siding at the upper two thirds and wide wood lap siding at the lower third. The brick chimney and piers have been painted.

P5a. Photo



P5b. Description of Photo:

View: Looking West

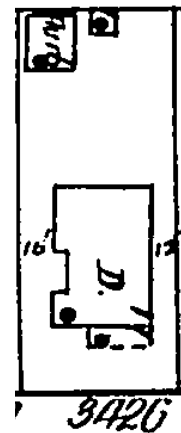
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The brick chimney and piers have been painted.

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

\*Resource Name or #: 453-392-03 3425 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3425 Pershing Avenue City: San Diego Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-392-03

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Karl Sachs built this one-story California Bungalow in February 1922 for the original owner - his father, the Reverend Philip Sachs. The moderately pitched roof has an Asian reference with upturned fascia boards at the roof peaks and at the eaves. The roof also has exposed triangular support beams. The cross-gabled house has a concurrent gable facing the street; the lower gable is set on large rectangular piers topped with cross beams to support the roof beams and porch lintel. A low stucco wall encloses the porch. The front door is centered on the façade with large tripartite windows located on both sides.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

February 1922

\*P7. Owner and Address:

Scott B. Erlich Revocable Trust #1

3425 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource38-** North Park Dryden Historical District  
453-392-03 3425 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[February 1922](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Karl Sachs](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3425 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-392-03-00

**\*P3a. Description:**

The house is clad with narrow wood lap siding at the upper two thirds of the house and alternating rows of narrow and wide wood lap siding at the bottom third. An old sun porch enclosure is located on the south side of the house toward the rear. The original straight, scored concrete walkway has been removed and replaced with a contemporary concrete walkway.

P5a. Photo



P5b. Description of Photo:

View: Looking East

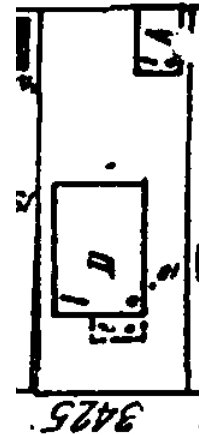
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1922

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

An old sun porch enclosure is located on the south side of the house toward the rear. The original straight, scored concrete walkway has been removed and replaced with a contemporary concrete walkway.

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

\*Resource Name or #: 453-392-02 3429-33 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3429-33 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-392-02

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

John Smith built the original home on this lot in January 1912. The two-story square façade is balanced on the first floor, with a side-lighted entry door centered between two large six-paned fixed windows. This current façade may be the result of enclosing an earlier recessed porch. The façade wall below the windows is constructed of concrete blocks; masonry columns are visible at the corners and on each side of the front door. On the second floor, a three section louvered window is located to the north of the entry door with a two section louvered window to the south. Both second floor window groupings have steel-framed awnings facing the street. Other second floor fenestration that is visible from the street includes either louvered or sliding aluminum windows. A cantilevered shed tile roof wraps around the façade between the first and second floors. A similar shed tile roof shelters an entry door that faces the street from a rear wing of the house. The house is sheathed in stucco and the low-pitched roof has boxed eaves. A 2-story garage and residential structure behind the house is visible through the south side yard.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

January 1912

\*P7. Owner and Address:

Miquel Sanchez, Jana Sanchez

3429-33 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource39-** North Park Dryden Historical District  
453-392-02 3429-33 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[January 1912](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [John Smith](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3429-33 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-392-02-00

**\*P3a. Description:**

Based on Sanborn Map documentation, this house has been significantly altered from its original appearance. Originally a one-and-one-half story house with a one story porch, the house is now two stories with no open porch. The stucco is a heavier, historically inappropriate texture. Windows on the house include aluminum and vinyl, and a number of windows have been boarded over. Metal awnings are present at a number of the windows.

P5a. Photo



P5b. Description of Photo:

View: Looking East

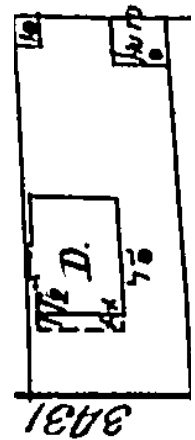
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Based on Sanborn Map documentation, this house has been significantly altered from its original appearance. Originally a one-and-one-half story house with a one story porch, the house is now two stories with no open porch. The stucco is a heavier, historically inappropriate texture. Windows on the house include aluminum and vinyl, and a number of windows have been boarded over. Metal awnings are present at a number of the windows.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-391-18 3432 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3432 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-391-18

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Alexander Schreiber completed this one-story California Bungalow in October 1919. Because of the thin Doric columns and Dutch hip dormers over the front door, the architectural style of this house also has been identified as Colonial Revival. The house is symmetrical with large two-section windows on each side of the entry door: a large fixed pane nearest the door with aluminum double hung windows on the outside third of the window opening. The entry door has 12 beveled glass windows with two rows of four square panes at the top and four tall rectangular panes below. The door is flanked by fixed, frosted-glass sidelights. Craftsman-builder Alexander Schreiber designed other homes near Balboa Park and is known for his specialty in electrical contracting.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1919

\*P7. Owner and Address:

Efrain Valadolid

3432 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 5-North Park Dryden Historical District**  
453-391-18 3432 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[October 1919](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Alexander Schreiber](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3432 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-391-18-00

**\*P3a. Description:**

The house is clad in narrow clapboard siding. The porch is supported by paired columns. A window on the south elevation has been in-filled. Low retaining walls have been added at the front yard.

P5a. Photo



P5b. Description of Photo:

View: Looking West

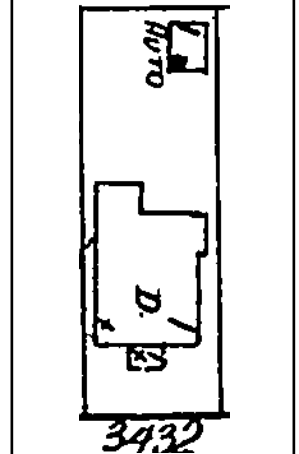
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1919

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The house is clad in narrow clapboard siding. The porch is supported by paired columns. Double hung windows at the front have been replaced with louvered windows in the original opening. A window on the south elevation has been in-filled. Low retaining walls have been added at the front yard.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 453-392-01-01 3439 Pershing Avenue, 453-392-01-02 2707 Myrtle,  
453-392-01-03 3435 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3439, 3435 Pershing Avenue and 2707 Myrtle City: San Diego Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-392-01-01, 453-392-01-02, 453-392-01-03

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Richard A. Griffith was the original owner of this two-story California Bungalow on Pershing Avenue built by John N.D. Griffith in November 1912. Located at the corner of Myrtle Street, the original house on this parcel has a low-pitched roof with enclosed eaves and triangular support beams. A single floor entry porch with exposed gables wraps around the southwest corner of the house. The house and porch are sided in smooth stucco. Most windows have been replaced with multi-paned, double-hung units. Many of these windows have false shutters. Two newer residential structures are located on this parcel. A small single-story modernist house is located to the south; a single-story contemporary house is located to the east. Full height wooden fences obscure views of these newer structures.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

November 1912

\*P7. Owner and Address:

Andrew Mills, Amanda Mills

3439 Pershing Avenue

San Diego, CA 92104

Donald Dolan

2707 Myrtle

San Diego, CA 92104

Frederick M. Liebel

3435 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

**Intensive**

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource40- North Park Dryden Historical District**  
**453-392-01-01 3439 Pershing Avenue**

B1. Historic Name:

453-392-01-02 2707 Myrtle

B2. Common Name: [same](#)

453-392-01-03 3435 Pershing Avenue

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

**\*B5. Architectural Style:**

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
[November 1912](#)

**\*B7. Moved?** No Yes Unknown **Date:** **Original Location:**

**\*B8. Related Features:**

B9a. Architect: [John N.D. Griffith](#)

b. Builder:

**\*B10. Significance: Theme:**

**Area:** [Greater North Park](#)

**Period of Significance:** [1912-1941](#)

**Property Type:** [Single Family Home](#)

**Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:**

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

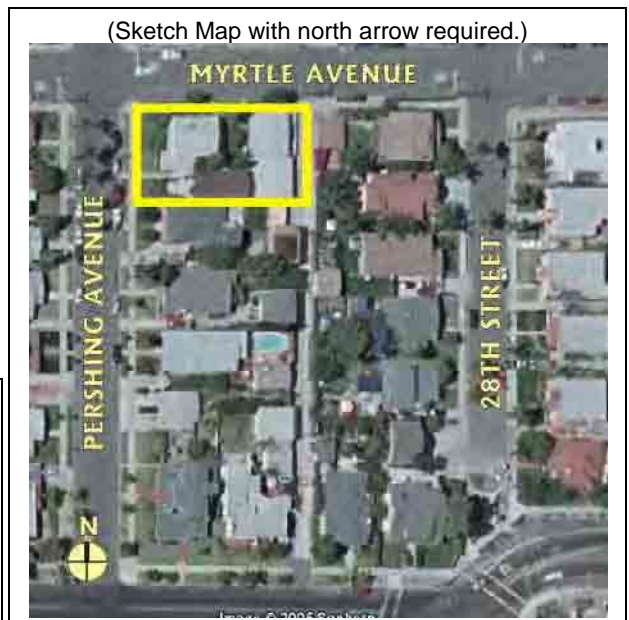
B13. Remarks:

**\*B14. Evaluator:**

[Alex Bevil – 1992](#)  
[Wayne Donaldson, AIA - 1996](#)  
[Katherine Hon, P.E. – 2004-2007](#)  
[George Franck, AICP – 2004-2007](#)  
[Daniel Marks, AIA, NCARB – 2004-2007](#)

**\*Date of Evaluation:**

(This space reserved for official comments.)



\*Resource Name or # (Assigned by recorder) 3435 Pershing Avenue; APN #453-392-01-03 •  
3439 Pershing Avenue; APN #453-392-01-01 • 2707 Myrtle Avenue; APN #453-392-01-02

\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3435 Pershing Avenue, 3439 Pershing Avenue, 2707 Myrtle Avenue City: San Diego Zip: 92104  
e. Other Locational Data: 3435 Pershing Avenue; APN #453-392-01-03 • 3439 Pershing Avenue; APN #453-392-01-01  
2707 Myrtle Avenue; APN #453-392-01-02

**\*P3a. Description:**

3439 Pershing Avenue: Slightly textured stucco has been applied to the house. Vinyl windows replaced the wood frame and sash windows in the original openings. Wood shutters have been added.

P5a. Photo: 3439 Pershing Avenue



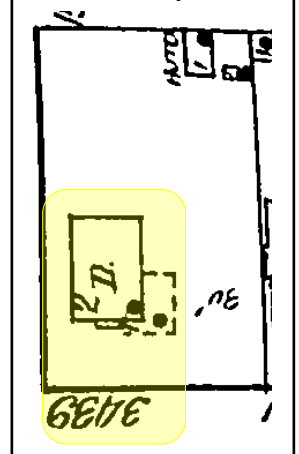
P5b. Description of Photo:

View: Looking East  
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date:  
Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

3439 Pershing Avenue: Slightly textured stucco has been applied to the house. Vinyl windows replaced the wood frame and sash windows in the original openings. Wood shutters have been added.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-391-19 3444 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3444 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-391-19

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Quality Building Co. and Security Co. completed this one-story, single-family Spanish Colonial Revival home in June 1926. These firms are also credited as the builders of a similar home on the adjacent lot at 3448 Pershing Avenue. Both houses were completed in the same month. Both houses are asymmetrical with textured stucco exterior walls, red tile roofs and large fixed windows facing the street. This house has wrought iron posts supporting an aluminum cover over the front entry door. The front entry has an arched security door; except for a large fixed arched window closest to the street, all windows have wrought iron security bars.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

June 1926

\*P7. Owner and Address:

Joseph Hlywa

3444 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 6 – North Park Dryden Historical District**  
453-391-19 3444 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[June 1926](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [Quality Building Co. & Security Co.](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3444 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-391-19-00

**\*P3a. Description:**

No Update

P5a. Photo



P5b. Description of Photo:

View: Looking West

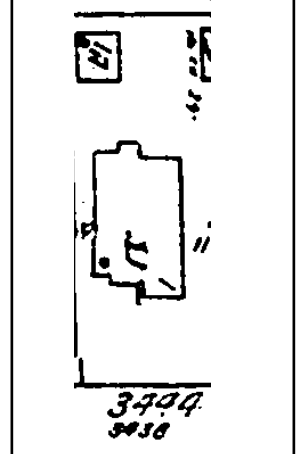
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1926

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A simple extension of the porch cover consisting of metal supported on wrought iron posts has been added.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-391-20 3448 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3448 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-391-20

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Quality Building Co. and Security Co. completed this one-story, single-family Spanish Colonial Revival home in June 1926. These firms are also credited as the builders of a similar home on the adjacent lot at 3444 Pershing Avenue, completed in the same month. Both houses are asymmetrical with textured stucco exterior walls, red tile roofs and large fixed windows facing the street. Supported by wrought iron spears, canvas awnings cover the fixed tripartite arched windows and arched entry door. The house has wrought iron security door and window coverings. To the west of the house, a double garage is accessed from the alley. A second floor over this garage contains a habitable room. The garage also has Spanish Colonial Revival details and appears to be from the same period as the house.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

June 1926

\*P7. Owner and Address:

Robert Howes

3448 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 7- North Park Dryden Historical District**  
453-391-20 3448 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[June 1926](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [Quality Building Co. & Security Co.](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3448 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-391-20-00

**\*P3a. Description:**

The entry steps and landing have been re-finished. A porch addition has been added at the rear.

P5a. Photo



P5b. Description of Photo:

View: Looking West

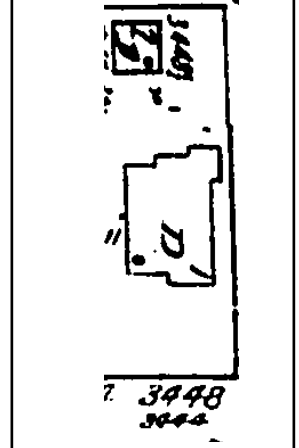
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1926

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The entry steps and landing have been re-finished. A porch addition has been added at the rear.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3503 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-12

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story Craftsman style house has a low pitched cross gable roof with a low pyramidal roof in the center. A prominent front gable with widely over hanging eaves and exposed rafters, shelters an open raised, full-width porch. The gable has vertical vents below its peak and it is supported by a pair of square stucco piers with tapered stucco. A concrete walkway and stairs lead to the entry which has a large wooden door with glass panel in the center. Along the front (west) facade is a tripartite window with a fixed center and casement side panel and an adjacent pair of casement windows, all with multi-panel transoms. Double hung and casement windows with multi-pane transoms are used throughout the remainder of the building. A rectangular bay with a flat roof and tall string windows projects from the south facade. The entire house has battered clapboard siding. A low L-shaped brick wall stands in the northwest corner of the lot. The large bay window facing Myrtle Avenue appears to be an addition.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

June 1917

\*P7. Owner and Address:

Eric Miersma & Julia Cline

3503 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 41- North Park Dryden Historical District**  
453-333-12, 3503 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

[June 1917, no known alterations](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3503 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-12-00

**\*P3a. Description:**

This house is designated as HRB Site #839. No Update.

P5a. Photo



P5b. Description of Photo:

View: Looking East

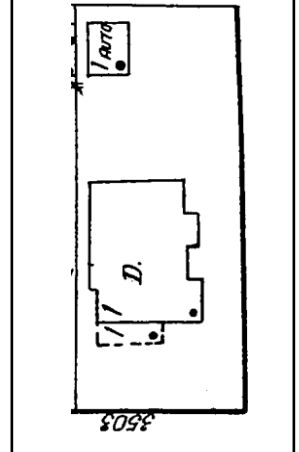
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1917

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-332-17 3510-12 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3510-12 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-332-17

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Edward F. Bryans designed this rare Craftsman duplex, completing the project in April 1916. It is a one- to two-story structure with the entry door of one unit facing the street and with the entry door of the second unit facing the north side yard. A triangular (two section) oriel (bay) window faces the street to the north of the southern unit entry. The second floor is located at the southern part of the structure, perpendicular to the street. The cross-gabled Dutch hip roofs have exposed, triangularly braced beams that extend beyond the roof deck. Intricate air vents are located at the top of the three gables visible from the street. The house is sided by alternating wide and thin horizontal clapboard siding. A garage is located on the rear of the lot, with a habitable room on the second floor. The Reverend David D. Campbell and Effie Campbell are identified as the original owners. Its main architectural features include a broadly overhanging Jenkins headed second-story unit, along a north/south axis, and a single-story Jenkins headed wing casement windows. The Campbell house was one of four Craftsman style homes built by Bryans contiguous to each other along Pershing Avenue (then known as Oregon Street) in 1916.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

April 1916

\*P7. Owner and Address:

Wolfgang Hastert, Blair Thornley

3510-12 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 9 - North Park Dryden Historical District**  
453-332-17 3510-12 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
April 1916

\*B7. Moved?  No  Yes  Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Edward F. Bryans

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3510-12 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-332-17-00

**\*P3a. Description:**

Louvered windows have replaced several wood sash windows in the original openings at the front of the building.

P5a. Photo



P5b. Description of Photo:

View: Looking West

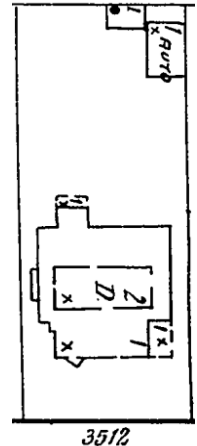
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Louvered windows have replaced several wood sash windows in the original openings at the front of the building.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-333-11, 3511 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3511 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-11

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story, Craftsman style house was built by David O. Dryden for Clara L. Laigh in 1916. Mrs. Laigh was associated with the Boston Store, a dry goods store in downtown San Diego which specialized in ladies furnishings. The house consists of a stucco-clad structural clay tile constructed cross-gable roofed ground floor, with a wood-framed side-gabled second-story unit above. Supported by two tapered stucco-clad columns, a front-gable roofed porch extends off the center of the ground floor towards the street. Alterations, such as aluminum framed windows, have occurred on the second-story side-gabled unit. A large, mature rubber tree, while almost obscuring the NW corner of the house, provides shade and character.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

June 1918

\*P7. Owner and Address:

Rick & Marilyn De La Cruz Trust

3511 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 42- North Park Dryden Historical District**  
453-333-11, 3511 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

[June 1918. Sliding glass windows on both sides of second story.](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3511 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-11-00

**\*P3a. Description:**

Sanborn Maps indicate that the house is constructed of tile. The house is clad with a historically inappropriate stucco texture. Windows at the second floor have been replaced with aluminum frame and sash windows. At the ground floor, the large picture windows have been modified with the removal of the divided lite transoms. Wrought iron security bars have been added to the windows. A picket fence has been added at the front yard.

P5a. Photo



P5b. Description of Photo:

View: Looking East

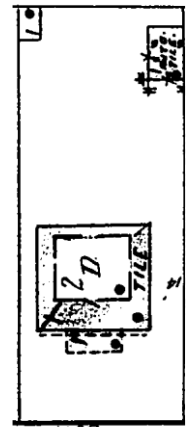
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1918

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Sanborn Maps indicate that the house is constructed of tile. The house is clad with a historically inappropriate stucco texture. Windows at the second floor have been replaced with aluminum frame and sash windows. At the ground floor, the large picture windows have been modified with the removal of the divided lite transoms. Wrought iron security bars have been added to the windows. A picket fence has been added at the front yard.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-332-18 3520-22 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3520-22 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-332-18

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Walker & Hazen completed this one-story, single-family Craftsman home in 1912. Charles F. Naylor and his wife Lan Donia are identified as the original owners and residents. Mr. Naylor was the assistant sanitary inspector for the Health Department. The house has a contiguous street-facing gable, with the front porch offset to the south and the open-trussed porch gable supported by thick rectangular piers. An angled front door is accessed from the front porch and exposed beams extend beyond the roof deck. The house is sided with shingles. A garage located on the alley appears to have been converted into a second residential unit.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1912

\*P7. Owner and Address:

Raymond Burket, Michelle Aranda

3520-22 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 5

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 10 - North Park Dryden Historical District**  
453-332-18 3520-22 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[1912](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Walker & Hazen](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3520-22 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-332-18-00

**\*P3a. Description:**

Heavy dash stucco has been applied to the porch piers. A louvered window has replaced a wood frame and sash window in the original opening. The original scored concrete walkway has been replaced with pavers.

P5a. Photo



P5b. Description of Photo:

View: Looking West

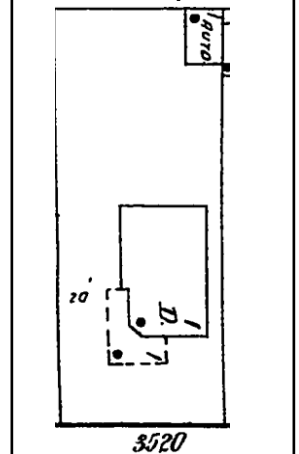
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Heavy dash stucco has been applied to the porch piers. A louvered window has replaced a wood frame and sash window in the original opening. The original scored concrete walkway has been replaced with pavers.



Other Listings  
Review Code

Reviewer

Date

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3521 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-10

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

William and Cora Ikins were the original owners of this one-story California Bungalow built by Edward F. Bryans in October 1921. The house has a concurrent, street-facing, gable roof. The low-pitched roof has exposed rafters with wide overhangs. Both the rafters and small exposed beams extend beyond the roof deck, although rain gutters cover the eaves on the side of the house. Elephantine columns on rectangular piers support the front gabled porch that is offset to the north side of the house. The house is sided in wide horizontal clapboards. The front door is near the center on the street façade, with tripartite windows on each side. These windows have been modified with aluminum-framed louvered sidelights.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1921

\*P7. Owner and Address:

Bjoern Steller, Louise Chalom-Steller

3521 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 43- North Park Dryden Historical District**  
453-333-10 3521 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[October 1921](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Edward F. Bryans](#)

b. Builder:

\*B10. Significance: Theme:

[Area: Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3521 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-10-00

**\*P3a. Description:**

Photo documentation from 1996 shows that the house was originally clad with alternating rows of wide and narrow wood lap siding. The house has been resided with medium width wood clapboard. The windows have been replaced in the original openings with new wood frame and sash windows. A storage shed has been added at the southwest corner of the house. A low retaining wall has been constructed at the front yard. The original scored concrete walkway has been removed and replaced with a new sloping walkway.

P5a. Photo



P5b. Description of Photo:

View: Looking East

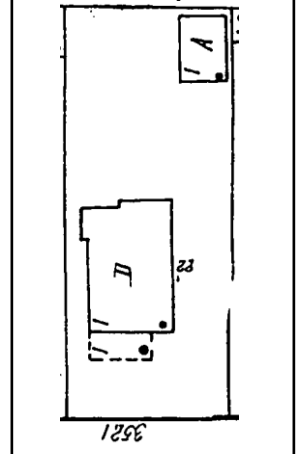
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1921

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Photo documentation from 1996 shows that the house was originally clad with alternating rows of wide and narrow wood lap siding. The house has been resided with medium width wood clapboard. The windows have been replaced in the original openings with new wood frame and sash windows. A storage shed has been added at the southwest corner of the house. A low retaining wall has been constructed at the front yard. The original scored concrete walkway has been removed and replaced with a new sloping walkway.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-333-09, 3527 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3527 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-09

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story style house was designed by David O. Dryden for Mary C. Perkins in 1918. Like many of Dryden's two-story homes, it exemplifies his use of angular views, creating a dynamic visual effect where any two sides of the house are viewed in a contrapuntal relationship. Asymmetrical balance is also observed in the planning of the exteriors of this house by a fine proportional use of parts and surface details. In this case, Dryden used different siding materials for the lower and upper stories and various projecting bays, gables and pergolas to achieve this asymmetrical balance. The second story porch door is an addition that is not original.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:

Historic

Prehistoric  Both

January 1918

\*P7. Owner and Address:

Robert & Jacqueline Billings

3527 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 44- North Park Dryden Historical District**  
453-333-09, 3527 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

[January 1918. Aluminum sliding glass windows on first story, aluminum awning over a first story window.](#)

\*B7. Moved? No Yes Unknown Date:

Original Location: [n/a](#)

\*B8. Related Features:

-

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

[David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.](#)

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3527 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-09-00

**\*P3a. Description:**

The house is clad with alternating rows of tall and short wood shingles on the upper floor and wood lap siding on the first floor. The second floor balcony has been added. Photo documentation from 1996 shows that the porch features a simple gable roof with vertical wood slat vents consistent with the second story gable. Tile has been added to the elephantine columns. The porch floor has been covered with non-historic tile. The original scored concrete walkway has been removed and replaced with pavers that lead to the driveway, as opposed to the sidewalk. Picket fencing has been added at the yard.

P5a. Photo



P5b. Description of Photo:

View: Looking East

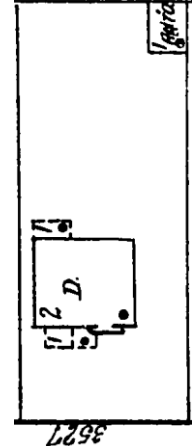
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1918

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The second floor balcony has been added. Photo documentation from 1996 shows that the porch features a simple gable roof with vertical wood slat vents consistent with the second story gable. Tile has been added to the elephantine columns. The porch floor has been covered with non-historic tile. The original scored concrete walkway has been removed and replaced with pavers that lead to the driveway, as opposed to the sidewalk. Picket fencing has been added at the yard.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-332-19 3530 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3530 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-332-19

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Edward F. Bryans completed this one-story craftsman bungalow for R. Brama Zehner in June 1916. The house is cross-gabled, with the street facing gable covering the full width front porch. At each front corner, the porch gable is supported by double square posts resting on rectangular piers. Slightly shorter piers flank the centered front steps. The house is clad in square cut shingles, arranged in alternating wide and thin horizontal rows.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

June 1916

\*P7. Owner and Address:

Carla Mathison, Elizabeth Meyer

3530 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 11 - North Park Dryden Historical District**  
453-332-19 3530 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

**\*B5. Architectural Style:**

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
[June 1916](#)

**\*B7. Moved?** No Yes Unknown **Date:**

**Original Location:**

**\*B8. Related Features:**

B9a. Architect: [Edward F. Bryans](#)

b. Builder:

**\*B10. Significance: Theme:**

[Area: Greater North Park](#)

**Period of Significance:** [1912-1941](#)

**Property Type:** [Single Family Home](#)

**Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:**

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

**\*B14. Evaluator:**

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

**\*Date of Evaluation:**

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3530 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-332-19-00

**\*P3a. Description:**

Two windows have been replaced down a side elevation within the original openings, one with vinyl and one with a louvered window. The brick piers have been stuccoed.

P5a. Photo



P5b. Description of Photo:

View: Looking West

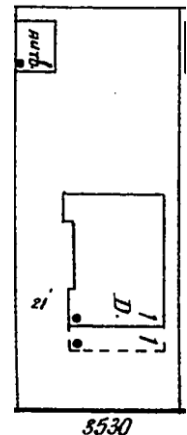
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Two windows have been replaced down a side elevation within the original openings, one with vinyl and one with a louvered window. The brick piers have been stuccoed.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-333-08 3535 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3535 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-08

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Albert and Mary Krienke were the original owners of this one-story flat-roofed Spanish Colonial Revival style bungalow completed in April 1925. A small, tile-roofed front porch is centered on the street façade. The porch has parapet columns at its front corners and a parapet surrounds the roof of the house. Aluminum sliding windows are located on both sides of the porch and a wooden fence blocks entrance to the porch from the street.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

April 1925

\*P7. Owner and Address:

Patja LLC

C/O Steven Billings

2901 Mission Boulevard

San Diego, CA 92109

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 45- North Park Dryden Historical District**  
453-333-08 3535 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[April 1925](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3535 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-08-00

**\*P3a. Description:**

The original scored concrete walkway has been replaced with a sloping tile walkway. A low wood retaining wall has been added at the front yard.

P5a. Photo



P5b. Description of Photo:

View: Looking East

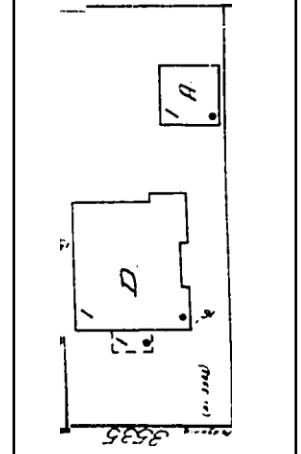
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1925

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Aluminum sliding windows have replaced with wood frame and sash windows in the original openings. A patio wall eliminates access to and obscures views of the entry, which appears to be intact behind. The original scored concrete walkway has been replaced with a sloping tile walkway. A low wood retaining wall has been added at the front yard.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-332-20 3536 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3536 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-332-20

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Edward F. Bryans completed this one-story Craftsman bungalow in 1916. The house is cross-gabled, with a contiguous street-facing gable. The lower contiguous gable is offset to the north side of the house over a front porch. Thick posts resting on slightly flared rectangular piers support the open-trussed porch gable. Exposed beams extend beyond the roof fascia board and the overhanging joists are also exposed. The house has a low-pitched roof and is sided with stucco. A security door covers the front entry with large, aluminum-famed sliding glass windows are located on both sides of the porch.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1916

\*P7. Owner and Address:

Oliver Revocable Living Trust

5212 Pirote Drive

San Diego, CA 92105

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 12 - North Park Dryden Historical District**  
453-332-20 3536 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
1916

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Edward F. Bryans

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3536 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-332-20-00

**\*P3a. Description:**

The stucco exterior is a rougher, historically inappropriate texture.

P5a. Photo



P5b. Description of Photo:

View: Looking West

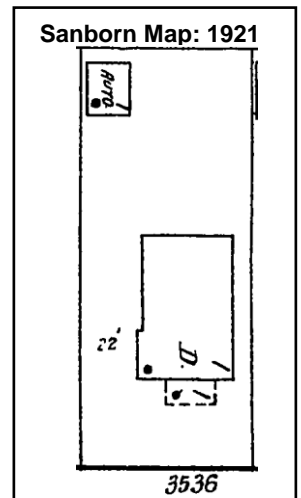
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The stucco exterior is a rougher, historically inappropriate texture. The original windows have been replaced with aluminum frame and sash windows. It is unknown whether this occurred in the original or altered openings.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-333-07, 3543 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: T

R ; NA ¼ of NA ¼ of Sec NA;

M.D. B.M.

c. Address: 3543 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-07

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story Craftsman home was built in 1917 for dentist Lloyd B. Waggoner and his wife, Lucy, by David O. Dryden. Like the other two-story Dryden-build homes within the neighborhood, the house exemplifies his use of angular views, creating a dynamic visual effect where any two sides of the house are viewed in a contrapuntal relationship. Asymmetrical balance is also observed in the planning of the exteriors of this house by a fine proportional use of parts and surface details. In this case, Dryden contrasts the use of square-cut wood shingle siding with exposed brick columns and piers supporting the house's projecting, single-story gabled southwestern corner porch.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

September 1917

\*P7. Owner and Address:

Macaon & Maria Camberos

3543 Pershing Ave.

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 46- North Park Dryden Historical District**  
453-333-07, 3543 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
September 1917. Iron bars on the windows, removal of shutters on 2<sup>nd</sup> floor.

\*B7. Moved? No Yes Unknown Date: Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: David Owen Dryden

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992  
Wayne Donaldson, AIA - 1996  
Katherine Hon, P.E. – 2004-2007  
George Franck, AICP – 2004-2007  
Daniel Marks, AIA, NCARB – 2004-2007

\*Date of Evaluation:

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3543 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-07-00

**\*P3a. Description:**

The house is clad in alternating rows of tall and short wood shingles. Vinyl windows have replaced the original wood frame and sash windows in the original openings. The brick porch piers have been stuccoed. A wrought iron railing has been added at the entry porch. The porch floor has been covered in tile. The original walkway has been replaced with a curved walkway.

P5a. Photo



P5b. Description of Photo:

View: Looking East

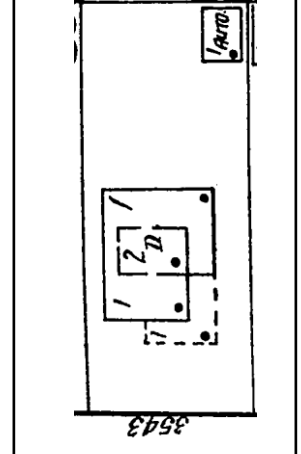
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1917

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The house is clad in alternating rows of tall and short wood shingles. Vinyl windows have replaced the original wood frame and sash windows in the original openings. The brick porch piers have been stuccoed. A wrought iron railing has been added at the entry porch. The porch floor has been covered in tile. The original walkway has been replaced with a curved walkway.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3544 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-332-21

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Edward F. Bryans completed this one-story Craftsman bungalow in May 1913 as a residence for his family. Mr. Bryans and his wife Myrtle are identified as the original owners. In 1916, Bryans sold this home to Ralph D. and Harry C. Donald. The bungalow is cross-gabled; the street-facing gable has a slightly lower second gable projecting toward the street over the front porch. Two short posts resting on rectangular piers support the porch gable. Exposed beams extend beyond the roof fascia boards and the widely overhanging joists are exposed. The house has a low-pitched roof and is sided with alternating horizontal rows of wide and narrow square-cut shingles. The front entry has a security door and iron security bars enclose the front porch.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

May 1913

\*P7. Owner and Address:

Masten Trust

3544 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 13 - North Park Dryden Historical District**  
453-332-21 3544 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[May 1913](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Edward F. Bryans](#)

b. Builder:

\*B10. Significance: Theme:

[Area: Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3544 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-332-21-00

**\*P3a. Description:**

The piers have been reconstructed with new brick and thicker caps. The porch floor has been re-poured. The brick chimney has been painted.

P5a. Photo



P5b. Description of Photo:

View: Looking West

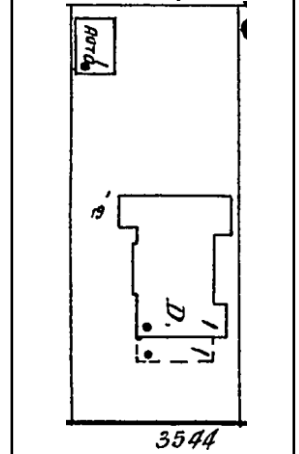
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The piers have been reconstructed with new brick and thicker caps. The porch floor has been re-poured. The brick chimney has been painted.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-332-22 3552 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3552 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-332-22

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Edward F. Bryans completed this California Bungalow in April 1921. In 1922, recently widowed Elnora Dunn occupied the one-story house. The main roof is side gabled, with a smaller gable extending toward the street over a front porch. Resting on flared, river rock piers, elephantine wooden columns support the slightly arched porch lintel. The low-pitched, widely overhanging roof has exposed beams that curve beyond the fascia boards and exposed joists. Large tripartite windows flank the front door on the symmetrical facade. The house has alternating horizontal rows of wide and narrow square-cut shingles.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

April 1921

\*P7. Owner and Address:

Kenneth Cote, Donna Posin

3552 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 14 - North Park Dryden Historical District**  
453-332-22 3552 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[April 1921](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Edward F. Bryans](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3552 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-332-22-00

**\*P3a. Description:**

No Update

P5a. Photo



P5b. Description of Photo:

View: Looking West

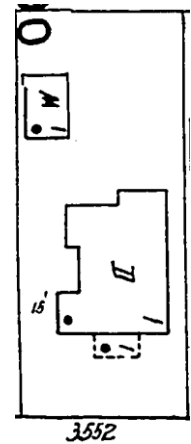
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1921

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-333-06 3553 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3553 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-06

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

In 1922, building contractor Walter Trepte completed this side gabled, two-story Spanish Colonial Revival house for Ulrie Welstead. Mr. Welstead, president of Welstead Oil Company, leased the house to recently widowed Mary H. Deisher. Typical of many revival homes in Southern California in the 1920s, Trepte incorporated elements such as stucco-clad exterior walls, red tile roofs, false shuttered wood casement windows and a recessed central entry threshold. A vine completely surrounds the stucco entry porch and deck above it. The porch has built-in benches on each side of the door.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

\*P7. Owner and Address:

Ed Cronan Trust  
3553 Pershing Avenue  
San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB  
Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 47- North Park Dryden Historical District**  
453-333-06 3553 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3553 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-06-00

**\*P3a. Description:**

The red clay tile roof appears to have been replaced, although it is appropriate to the style. A one story addition is located at the back.

P5a. Photo



P5b. Description of Photo:

View: Looking East

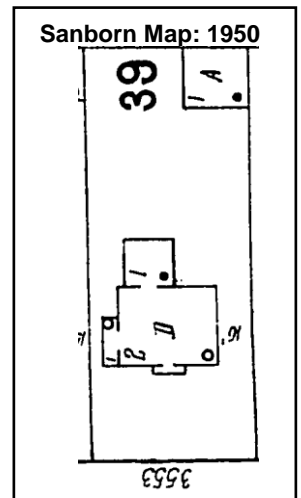
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1921

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The red clay tile roof appears to have been replaced, although it is appropriate to the style. A one story addition is located at the back.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-333-05, 3557-59 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3557-59 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-05

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

In 1919, Lloyd B. Waggoner, and his wife Lucy, moved from their home at 3543 Pershing into this two-story Craftsman home. Research suggests that this house was designed by David O. Dryden, but completed by Waggoner after Dryden left San Diego in 1918. Like the other two-story Dryden-built homes within the neighborhood, the house exemplifies his use of angular views creating a dynamic visual effect where any two sides of the house are viewed in a contrapuntal relationship. Asymmetrical balance is also observed in the planning of the exteriors of this house by a fine proportional use of parts and surface details.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

March 1919

\*P7. Owner and Address:

Kenton Ireland

3559 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 48- North Park Dryden Historical District**  
453-333-05, 3557-59 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[March 1919, no known alterations](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

[David Owen Dryden](#) was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that [David Owen Dryden](#) received his training in the building arts in Oregon, his childhood home. [Dryden](#) moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, [Dryden](#) had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, [Dryden's](#) business flourished. However, only two years later, the war brought financial strain to the real estate market. [Dryden](#) could not keep up the payments on his loans and soon ended his business in San Diego. The [Dryden District](#) exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3557-59 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-05-00

**\*P3a. Description:**

The house features intersecting gable roofs with Japanesque detailing; overhanging eaves; substantial decorative projecting beams; tall wood slat vents in the gable ends; wood shingle siding; and single pane fixed and 1-over-1 double hung wood frame and sash windows. The original wrap-around porch has been completely enclosed with framing, siding and windows, and the entry door has been brought forward. Cobble venner has been added at the base of the chimney. The steps, landing and walkway have all been replaced.

P5a. Photo



P5b. Description of Photo:

View: Looking East

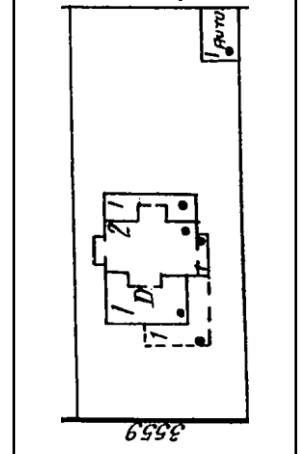
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1919

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The original wrap-around porch has been completely enclosed with framing, siding and windows, and the entry door has been brought forward. Cobble venner has been added at the base of the chimney. The steps, landing and walkway have all been replaced.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-332-23 3562 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3562 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-332-23

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Charles M. Williams completed this Craftsman bungalow in March 1915. John Held and Daisy Held were the original owners and residents. Mr. Held operated a grocery store on Park Boulevard. The individual detailing of this one-story bungalow shows in its unique Swiss Chalet styling. Resting on cobblestone piers that are flared out toward the ground, multi-bracketed posts support a cross-gabled porch and veranda. The porch wraps around the southeastern corner of the home. Sided primarily in clapboard, wooden half-timbers are recessed into exterior stucco on the roof pediments. The roof is low pitched with wide overhangs, enclosed eaves and small, triangular-braced beams.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

March 1915

\*P7. Owner and Address:

Carr Family Trust

3562 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 8/5/05

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 15-** North Park Dryden Historical District  
453-332-23 3562 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
March 1915

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Charles M. Williams

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3562 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-332-23-00

**\*P3a. Description:**

Wrought iron porch supports have been added at either side of the walkway entry.

P5a. Photo



P5b. Description of Photo:

View: Looking West

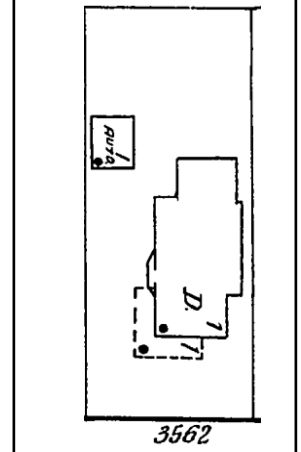
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Wrought iron porch supports have been added at either side of the walkway entry.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-333-04 3565-67 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3565-67 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-04

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Building contractor Robert R. West completed this one-story California Ranch Style house in 1941. The following year, West sold the house to San Diego Police Department Inspector Ralph E. Whitney and his wife Edna. This house is one of several houses built on vacant lots in older communities in the 1940s in an attempt to accommodate the demand of defense-related factory workers for housing. This L-shaped, cross-gabled house has a moderately pitched roof with narrow boxed eaves and moderately wide horizontal clapboard siding. Under the street-facing gable, a bay window is located to the north of the front door; a large multi-pane fixed window with false shutters faces the street to the south. The house has a red brick chimney and wrought iron railings enclosing the front door and side yard.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1941

\*P7. Owner and Address:

Arnold S. Seid, Roberta Seid

3565-67 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 49 - North Park Dryden Historical District**  
453-333-04 3565-67 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
1941

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3565-67 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-04-00

**\*P3a. Description:**

A two story Minimal Traditional style building consisting of one unit over parking is located at the rear of the lot.

P5a. Photo



P5b. Description of Photo:

View: Looking East

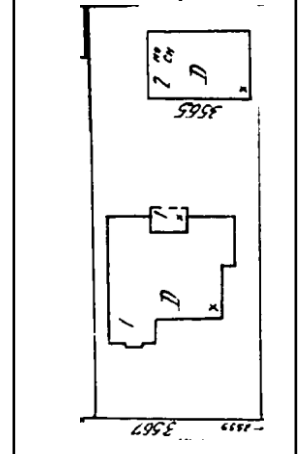
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1941

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3570 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-332-24

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Gordon Cloes completed this Mission Revival home in October 1922. Hugo Hemman & Emma Hemman are identified as the original owners and residents. The façade of this one-story home is symmetrical, with stepped parapets around the main house roof and the lower projecting entry porch. This porch has arched openings and, like the house, is sided with smooth stucco. A wide front door with multi-paned sidelights is centered under the porch roof. Large multi-paned, opening tripartite windows flank the porch. The front yard is enclosed with chain-link fencing.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1922

\*P7. Owner and Address:

Margaret Whittlesey

797 Rancho Trail

Ramona, CA 92065

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 16-** North Park Dryden Historical District  
453-332-24 3570 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[October 1922](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Gordon Cloes](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3570 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-332-24-00

**\*P3a. Description:**

The Priarie style full-height windows at the front have been replaced with vinyl windows in the original openings. Aluminum awnings are located on either side of the porch over the windows. A chain link fence has been added at the property line.

P5a. Photo



P5b. Description of Photo:

View: Looking West

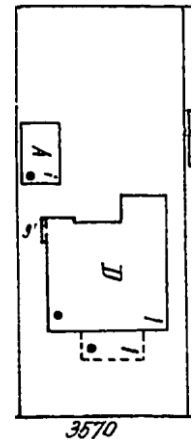
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1922

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The Priarie style full-height windows at the front have been replaced with vinyl windows in the original openings. Aluminum awnings are located on either side of the porch over the windows. A chain link fence has been added at the property line.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-333-03, 3575 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3575 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-03

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story side-gabled roofed Craftsman style house was completed in 1917 by David O. Dryden for Stenard R. and Selma S. Jensen. Like the other two-story Dryden-built homes within the neighborhood, the house exemplifies his use of angular views, creating a dynamic visual effect where any two sides of the house are viewed in a contrapuntal relationship. Asymmetrical balance is also observed in the planning of the exteriors of this house by a fine proportional use of parts and surface details. In this case Dryden contrasts the use of square-cut wood shingle siding along the upper story against clapboard side ground floor. According to Sanborn insurance maps printed in 1921, the house had an entry porch located where the present multi-paned window is now. This feature, plus the Classic looking portico, was added at a later date.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

June 1917

\*P7. Owner and Address:

New Entra Casa Corp.

3575 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map

Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 50- North Park Dryden Historical District**  
453-333-03, 3575 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[June 1917](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3575 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-03-00

**\*P3a. Description:**

Based on Sanborn Map documentation, the entry porch was relocated from the south end of the front façade to the north end of the front façade. The large fixed multi-lite window is characteristic of 1950s or 1960s era design and is a modification. This window may be located in the general location of the original front door, based on the relocation of the porch. Windows have been replaced within original openings. The entry steps with brick accents are a modification.

P5a. Photo



P5b. Description of Photo:

View: Looking East

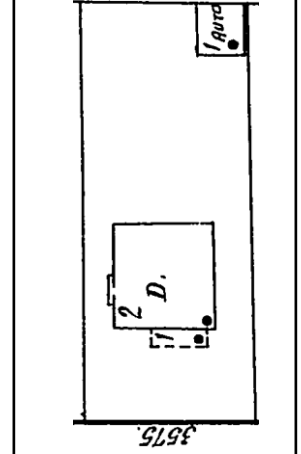
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1917

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Based on Sanborn Map documentation, the entry porch was relocated from the south end of the front façade to the north end of the front façade. The large fixed multi-lite window is characteristic of 1950s or 1960s era design and is a modification. This window may be located in the general location of the original front door, based on the relocation of the porch. Windows have been replaced within original openings. The entry steps with brick accents are a modification.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3578 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-332-25

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one- to two-story Craftsman home was completed in January 1917 for local painter Robert (Rob) Roy Bruce. The designer/builder of the house has not been determined, but many architectural details reflect the work of both David Owen Dryden and Edward F. Bryans. Like other Bryans two story houses, the second story of the house is located away from the street, above a larger ground-level main structure. Japanesque detailing, such as the pagoda-like gable apexes supporting the exposed beams, reflect Dryden's work. Thick piers topped with wooden block posts support the porch roof, which is concurrent with the street-facing main gable of the house. The roof is low-pitched with wide overhangs and the house is sided with alternating horizontal rows of square-cut shingles. Built across the driveway behind and to the south of the original structure, an addition to the house has plywood siding and a sliding glass window.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

January 1917

\*P7. Owner and Address:

Summers Rev. TR & Robert Ates  
Rev. TR

3578 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 17- North Park Dryden Historical District**  
453-332-25 3578 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
January 1917

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3578 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-332-25-00

**\*P3a. Description:**

A texture coat has been applied over the wood shingle siding.

P5a. Photo



P5b. Description of Photo:

View: Looking West

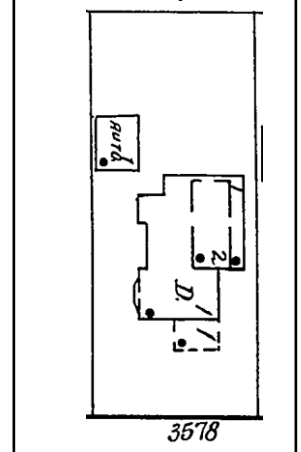
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1917

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A texture coat has been applied over the wood shingle siding. An addition has been constructed at the south side of the property toward the rear in the location of the original garage.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-332-26 3584 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3584 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-332-26

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Augustus H. Blaisdell completed this one-story California Bungalow in September 1920. Robert C. Easton and Minnie G. Easton are identified as the original owners and residents. The house is front-gabled, with a lower gable centered over a front porch. The porch gable is supported by round columns resting on square masonry piers. The roof is low pitched with exposed beams and rafters. The house is not completely symmetrical, with the door offset to the south and flanked by similar tripartite windows on each side. A garage to the rear of the house appears to have been converted for residential use.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

September 1920

\*P7. Owner and Address:

Neil Heyman, Brenda B. Heyman

3584 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 18-** North Park Dryden Historical District  
453-332-26 3584 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[September 1920](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Augustus H. Blaisdell](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3584 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-332-26-00

**\*P3a. Description:**

The house is clad in alternating rows of two narrow wood lap boards and one wide wood lap board. One wood frame and sash window has been replaced with a vinyl window in the original opening.

P5a. Photo



P5b. Description of Photo:

View: Looking West

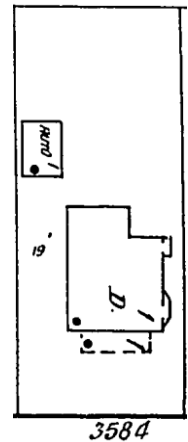
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

One wood frame and sash window has been replaced with a vinyl window in the original opening.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-333-02 3585 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3585 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-02

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story California Ranch Style house was built in 1941 by the general contracting firm of Cooley & Grizzle. That year it was occupied by J.C. Machamer, USMC; the following year it was occupied by recently-widowed Mrs. Ophra R. Rummel. This house is one of several houses built on vacant lots in older communities in the 1940s in an attempt to accommodate the demand of defense-related factory workers for housing. This L-shaped, side gabled house has a moderately pitched roof with narrow boxed eaves. A projecting cross gable, located on the north side of the house, has double-hung windows facing the street. These windows have eight panes in both the upper and lower window sections. On the main section of the house, a bay window is located to the south of the front door. The house has both stucco and wide horizontal clapboard siding. A curving concrete walk leads from the sidewalk to the shed-roofed entry porch.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1941

\*P7. Owner and Address:

Pershing Partnership

2266 5<sup>th</sup> Avenue

San Diego, CA 92101

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 51- North Park Dryden Historical District**  
453-333-02 3585 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[1941](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3581-85 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-02-00

**\*P3a. Description:**

A two story Minimal Traditional style duplex consisting of two units over parking, is located at the rear of the lot.

P5a. Photo



P5b. Description of Photo:

View: Looking East

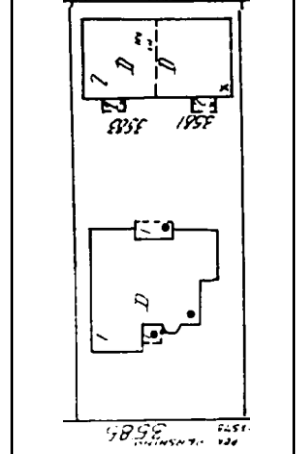
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1940

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-332-28 3592 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3592 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-332-28

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Tom Schalinski built this one-story California Bungalow for Robert O. Zumwalt and his wife Elsie in 1923. Mr. Zumwalt was a bookkeeper at the Benson Lumber Company at the time the house was built, and later became the company's credit manager. Like the house to the south, round columns resting on square masonry piers support the front porch roof gable. The porch gable has a higher air vent gable directly above it. The low-pitched roof has exposed beams and rafters and moderate overhangs. A wooden fence has been erected across the driveway, and the front yard has been enclosed with a low wooden fence with a small entry gazebo over its sidewalk gate.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

May 1925

\*P7. Owner and Address:

Luis C Murrillo Revocable Trust

3592 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 19-** North Park Dryden Historical District  
453-332-28 3592 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
1923

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Tom Schalinski

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3592 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-332-28-00

**\*P3a. Description:**

The house is clad in narrow wood lap siding. The porch floor has been faced with brick. The original scored concrete walkway has been replaced with a new walkway with brick trim.

P5a. Photo



P5b. Description of Photo:

View: Looking West

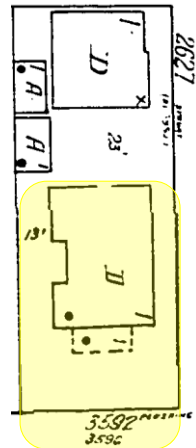
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1923

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The porch floor has been faced with brick. The original scored concrete walkway has been replaced with a new walkway with brick trim. A picket wood rail fence with entry arbor has been added at the front yard.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-333-01 3593 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3593 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-333-01

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This rectangular-shaped, two-story home is in the Prairie style primarily, but the design has elements of Italian Villa style as well. Edward F. Bryans completed the house in January 1923; Charles and Ida Ranney were the original owners. Mr. Raney was the assistant cashier of the local branch of the Bank of Italy. The hip roof of the house is nearly flat and the single story porch roof also has a low hip. Tall, heavy stucco piers topped by wooden crossbeams support the porch roof. The southern section of the porch is enclosed with wood-frame windows. The fenestration of the house consists of double-hung, 2X2 wood frame windows located in both single- and double units. Like other two story houses in the neighborhood, the first floor is sided in narrow clapboards that flare out as it nears the foundation; the second floor is sided with rectangular cut wooden shingles. The porch has wrought iron railings, with security doors and security bars on many windows. A chain link fence encloses the south side yard; a wooden fence encloses the eastern side yard.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

January 1923

\*P7. Owner and Address:

Flores Trust  
3593 Pershing Avenue  
San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB  
Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 52- North Park Dryden Historical District**  
453-333-01 3593 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[January 1923](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Edward F. Bryans](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3593 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-01-00

**\*P3a. Description:**

Based on historic aerial photographs, inspection of interior features and detailing, and the earliest available Sanborn Maps, it appears that the area to the south of the entry steps and porch was originally an enclosed space and is not the result of a porch enclosure. A kitchen pop-out and fixed windows have been added at the south side. One window at the rear has been replaced in the original opening.

P5a. Photo



P5b. Description of Photo:

View: Looking East

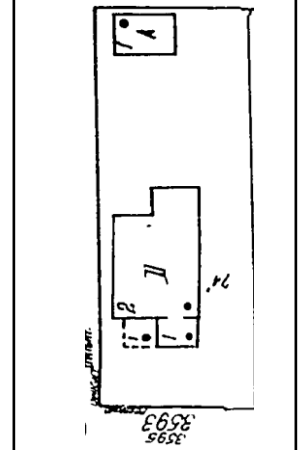
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1923

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A kitchen pop-out and fixed windows have been added at the south side. One window at the rear has been replaced in the original opening.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-231-17 3604 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3604 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-231-17

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story California Bungalow was completed in March 1920. Mrs. C. Marshall is identified as the original owner and resident. The cross-gabled roof has a street-facing gable covering the front porch, supported by full-height stucco piers that uniformly flare out toward the ground. The house has alternating wide and narrow horizontal clapboard siding; a low stucco wall encloses the south and east sides of the porch. The low-pitched roof has moderate overhangs, exposed beams, exposed rafters and a wide attic air vent with thin mullions.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

March 1920

\*P7. Owner and Address:

Andrew Oldhan

3604 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 20 - North Park Dryden Historical District**  
453-231-17 3604 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
March 1920

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3604 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-231-17-00

**\*P3a. Description:**

Fixed windows have been added at the south end of the porch.

P5a. Photo



P5b. Description of Photo:

View: Looking West

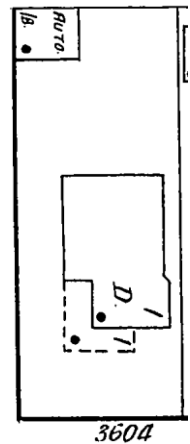
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Fixed windows have been added at the south end of the porch.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-232-13 3607 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3607 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-13

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Edward F. Bryans built this one-story California Bungalow in April 1919. The low-pitched, concurrent gable roof faces Pershing Avenue, with the lower gable covering a front porch that is offset to the south. The roof has exposed rafters and exposed beams supported by brackets. The main house has double-hung wood frame windows, with a tripartite window facing the street on the north side of the porch. The outside house walls, porch piers and chimney are finished with stucco. A wing of the house extends toward Dwight Street at the rear. While the exposed beams, pitch of the roof and stucco siding match the house, this wing has sliding aluminum windows and rain gutters. The front and side yards are enclosed with a concrete block retaining wall.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

April 1919

\*P7. Owner and Address:

William V. Paulin, Patricia M. Paulin

3607 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 53 - North Park Dryden Historical District**  
453-232-13 3607 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
April 1919

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Edward F. Bryans

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3607 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-13-00

**\*P3a. Description:**

Vinyl windows have replaced wood frame and sash windows in the original openings.

P5a. Photo



P5b. Description of Photo:

View: Looking East

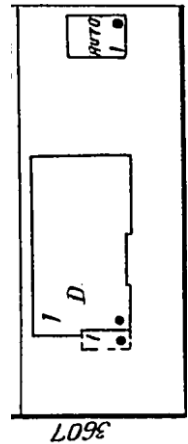
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

An addition has been constructed at the south side of the house toward the rear. Vinyl windows have replaced wood frame and sash windows in the original openings.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-232-12 3611 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3611 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-12

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

John N.D. Griffith built this one-story California Bungalow in May 1918. This cross-gabled house has a front porch facing the street. The porch is supported by tall, thick stucco piers and cross beams. The low-pitched roof has moderate overhangs and exposed rafters. The house is sided with moderate-width horizontal clapboards. A pair of aluminum frame double-hung windows faces the street to the north of the entry porch; a fixed window is located under the porch roof with one large pane below and four smaller square panes above. A large bay window faces a wide, fenced side yard to the south. A shed roofed addition is located immediately behind the bay window. The house is sided with moderately wide horizontal clapboards.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

May 1918

\*P7. Owner and Address:

Avalin Warner Trust

3611 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 54 - North Park Dryden Historical District**  
453-232-12 3611 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
May 1918

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: John N.D. Griffith

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3611 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-12-00

**\*P3a. Description:**

Vinyl windows have replaced wood frame and sash windows in the original openings. An addition was constructed at the south side of the house toward the front. A wood railing and support poles have been added at the front of the porch.

P5a. Photo



P5b. Description of Photo:

View: Looking East

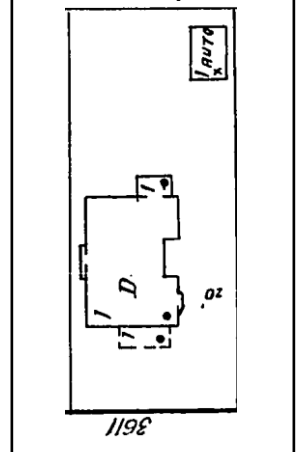
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1918

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Vinyl windows have replaced wood frame and sash windows in the original openings. An addition was constructed at the south side of the house toward the front. A wood railing and support poles have been added at the front of the porch.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-231-18 3612-14 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3612-14 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-231-18

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Edward F. Bryans completed this one-story California Bungalow in February 1917. The street-facing gable of this cross-gabled house covers a full-width front porch. On each front corner, two wooden posts rest on brick piers to support the porch gable. The chimney is also brick and the front porch has been enclosed with an open-brick wall. The low-pitched roof has moderate overhangs, exposed beams and exposed rafters. The house is sided with alternating horizontal rows of square-cut shingles.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

February 1917

\*P7. Owner and Address:

Margaret Ann Walter

3612-14 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 21 - North Park Dryden Historical District**  
453-231-18 3612-14 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[February 1917](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Edward F. Bryans](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3612-14 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-231-18-00

**\*P3a. Description:**

The house has recently been heavily damaged by fire. The original wood shingle siding remains on the north and west fades, but has been destroyed on the east and south facades. Most original wood frame and sash windows were also destroyed with two exceptions on the north and west facades. The owner intends to reuse salvageable historic materials and reconstruct damaged materials; however, reconstruction has not yet begun.

P5a. Photo



P5b. Description of Photo:

View: Looking West

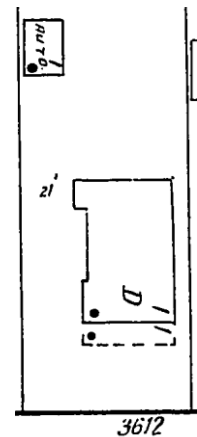
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1917

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The house has recently been heavily damaged by fire.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-232-11 3619 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3619 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-11

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

John N.D. Griffith built this one-story California Bungalow in September 1920. The first owner was F.R. Eacrett. The house has a moderately pitched Dutch hip roof, with the main ridge pole parallel to the street and a street-facing cross hip covering a front porch. The front pediment is supported by groups of two square pillars at each end of the porch. Single, matching pilaster columns are located at each end of the house. These columns and pilasters do not appear to be original. The street facade is symmetrical with the front door, porch and attic air vent on centerline, and large fixed windows located on each side of the door. These windows have one large pane below with four smaller square panes above. A rear wing is visible on the north side of the house. This wing has a similar hip roof and a double hung window. The house has relatively wide, horizontal clapboard siding and a concrete foundation.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

September 1920

\*P7. Owner and Address:

Gregory Estep

3619 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 55 - North Park Dryden Historical District**  
453-232-11 3619 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[September 1920](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [John N.D. Griffith](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3619 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-11-00

**\*P3a. Description:**

A second story addition has been constructed at the rear and is minimally visible. The porch steps and porch floor have been re-poured.

P5a. Photo



P5b. Description of Photo:

View: Looking East

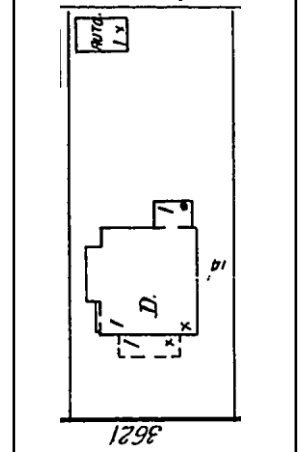
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A second story addition has been constructed at the rear and is minimally visible. It is unknown whether the porch supports are original. The porch steps and porch floor have been re-poured.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-231-19 3620 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3620 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-231-19

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story California Bungalow was completed in October 1920. Marcus P. Duffield and Jennie Duffield are identified as the original owners and residents. The roof design is quite complex, with the main gable facing the street. A lower concurrent gable covers the front porch, with a dormer extending south over the front steps that ascend from the driveway on the south side of the house. Hexagonal posts resting on brick piers support the porch roof. A vertical board railing connects the two piers closest to the street. The roof is low pitched with exposed beams and designs cut into the ends of the fascia boards. The house is sided in clapboard.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1920

\*P7. Owner and Address:

Wait Family Trust

23030 Conde Drive

Valencia, CA 91354

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 22 - North Park Dryden Historical District**  
453-231-19 3620 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
October 1920

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3620 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-231-19-00

**\*P3a. Description:**

No Update

P5a. Photo



P5b. Description of Photo:

View: Looking West

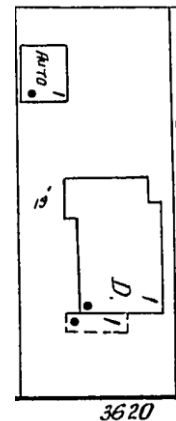
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-231-20 3626-28 (alternatively 3630) Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3626-28 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-231-20

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Augustus H. Blaisdell completed this one-story California Bungalow in January 1919. J.A. Woodside is identified as the original owner and resident. The cross-gabled roof has a street-facing gable covering the front porch supported by full-height slightly elephantine stucco piers. The low-pitched roof has moderate overhangs, exposed beams, exposed rafters and a small attic air vent. The front door is in the center of the house with large tripartite windows on each side; one under the porch to the north, the second to the south of the porch. These windows have a large fixed pane of glass in the middle, with single-pane, double-hung windows on either side. The house has alternating wide and narrow horizontal clapboard siding.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

January 1919

\*P7. Owner and Address:

David McNabb

3659 Adams Avenue

San Diego, CA 92116

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 23 - North Park Dryden Historical District**  
453-231-20 3626-28 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[January 1919](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Augustus H. Blaisdell](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3626-28 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-231-20-00

**\*P3a. Description:**

Aluminum windows have replaced wood frame and sash windows in the original openings. The porch floor has been refaced in tile.

P5a. Photo



P5b. Description of Photo:

View: Looking West

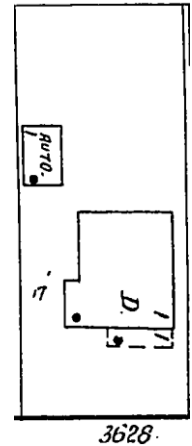
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1919

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Aluminum windows have replaced wood frame and sash windows in the original openings. The porch floor has been refaced in tile.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3629 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-10

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Augustus H. Blaisdell built this one-story California Bungalow in July 1920. The house is raised significantly above the street, with the front yard enclosed by a scoured concrete retaining wall. The low-pitched, cross-gabled roof has moderate overhangs and exposed beams. A slightly recessed front porch is located on the south side of the street-facing gable, with elephantine pilasters on each side of the front door. Tripartite windows face the street from each side of the wood-framed, glass front door. The exterior is sided with alternating wide and narrow horizontal clapboards above the windowsills, and shingles below.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

July 1920

\*P7. Owner and Address:

Stephen J. Hill, Catherine M. Hill

3629 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 56 - North Park Dryden Historical District**  
453-232-10 3629 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[July 1920](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Augustus H. Blaisdell](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3629 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-10-00

**\*P3a. Description:**

The original entry porch has been enclosed with framing, siding and windows. Wide wood lap boards were used on the enclosure. Alternating rows of wide and narrow wood lap boards are found on the original portions of the house.

P5a. Photo



P5b. Description of Photo:

View: Looking East

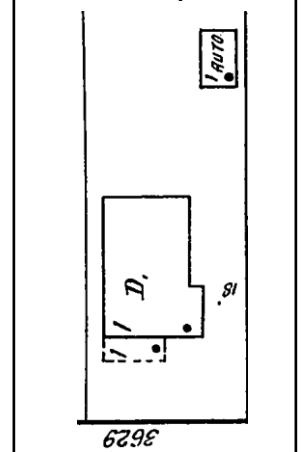
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The original entry porch has been enclosed with framing, siding and windows. Wide wood lap boards were used on the enclosure. Alternating rows of wide and narrow wood lap boards are found on the original portions of the house.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-232-09 3635 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3635 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-09

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Karl J. Thompson was the original owner of this one-story California Bungalow built by Edward F. Bryans in October 1921. The house has a low-pitched Dutch hip roof with the pediment facing the street, and a lower hip roof over the front porch located on the south side of the façade. The house is raised significantly above the street with a scoured concrete wall retaining the front yard. An interrupted flight of steps provides access to the house from the street; seven steps lead from the street to the yard and an additional flight of four steps provides access to the porch. These steps are centered on the front porch. Square wooden columns resting on concrete piers support the porch roof with a curved lintel connecting the columns. Large tripartite windows are located on both sides of the front door. The windows and door are covered with security bars and a wrought iron railing is located in the center of the stairs from the street. The house is sided in narrow horizontal clapboards.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1921

\*P7. Owner and Address:

Joan S. Campbell TR

3635 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 57 - North Park Dryden Historical District**  
453-232-09 3635 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[October 1921](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Edward F. Bryans](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3635 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-09-00

**\*P3a. Description:**

The security bars have been removed. The unit at the rear is a later addition.

P5a. Photo



P5b. Description of Photo:

View: Looking East

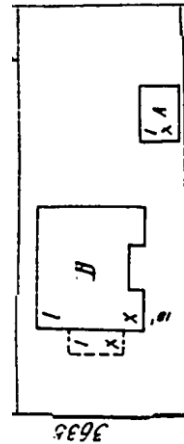
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1922

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The unit at the rear is a later addition.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-231-21 3638-40 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3638-40 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-231-21

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story California Bungalow was completed in November 1919. Dollie Palmer and A. Ray Palmer are identified as the original owners and residents. The central third of the side-gable, low-pitched roof extends toward the street to cover a front porch supported by full-height elephantine columns. The house is symmetrical with a small dormer containing an air vent located above the front door and bi-partite, double hung windows on each side of the door. The front porch steps descend to the driveway on the south side of the house. The house has a brick chimney and is sided with clapboard. A large, relatively recent multifamily residential building is located on the rear of the parcel.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

November 1919

\*P7. Owner and Address:

Pershing Properties

4452 Bermuda Avenue

San Diego, CA 92107

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 24 - North Park Dryden Historical District**  
453-231-21 3638-40 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

**\*B5. Architectural Style:**

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
[November 1919](#)

**\*B7. Moved?** No Yes Unknown **Date:**

**Original Location:**

**\*B8. Related Features:**

B9a. Architect:

b. Builder:

**\*B10. Significance: Theme:**

[Area: Greater North Park](#)

**Period of Significance:** [1912-1941](#)

**Property Type:** [Single Family Home](#)

**Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:**

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

**\*B14. Evaluator:**

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

**\*Date of Evaluation:**

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3638-40 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-231-21-00

**\*P3a. Description:**

Dense landscaping obscures visibility of the house.

P5a. Photo



P5b. Description of Photo:

View: Looking West

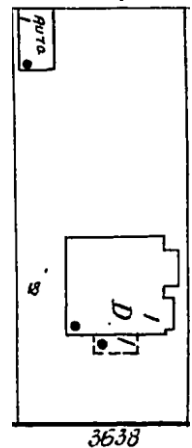
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Dense landscaping obscures visibility of the house.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-231-22 3642-46 (alternately 3644) Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3642-46 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-231-22

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story California Bungalow was completed in September 1920. Harrison R. White and Edyth White are identified as the original owners and residents. The house has Dutch hip roof with its ridgepole parallel to the street. A small Dutch hip dormer extends toward the street over an entry porch. White lattice panels enclose the front porch and a picket fence borders the sidewalk. The house is symmetrical, with tripartite windows on each side of the entry porch. The house is sided with synthetic shingles.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

September 1920

\*P7. Owner and Address:

Adatto Family Trust

C/O Cethron Property Management

2835 Camino Del Rio South #230

San Diego, CA 92108

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 25 - North Park Dryden Historical District**  
453-231-22 3642-46 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[September 1920](#)

\*B7. Moved? No Yes Unknown Date: Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3642-46 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-231-22-00

**\*P3a. Description:**

The exterior is clad in fiber-cement or asbestos-cement siding. It is unknown whether or not the original siding is intact underneath.

P5a. Photo



P5b. Description of Photo:

View: Looking West

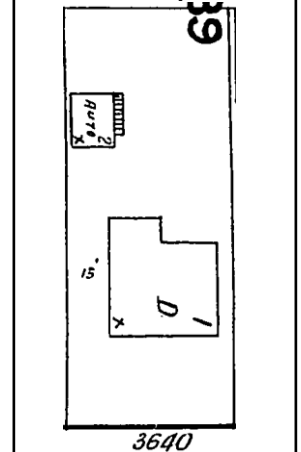
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The exterior is clad in fiber-cement or asbestos-cement siding. It is unknown whether or not the original siding is intact underneath. Wood lattice obscures the entryway. Fabric awnings have been added. A picket fence and wood arbor has been added at theyard.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-232-08 3645 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3645 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-08

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Harry A. Malcolm built this one-story California Bungalow in October 1916. The house has a street-facing, moderately pitched concurrent gable roof. The ends of the roof ridge are uplifted in an oriental motif and exposed beams with triangular braces support the roof. The lower gable shelters a narrow front porch that wraps around the southwest corner of the house. This roof is supported by full-height wooden posts resting on the concrete porch deck. North of the front door, a large tripartite window faces the street. Each sidelight of this window has two vertical opening casement sections. The house is sided in moderately wide horizontal clapboards. Like other houses on this block, the house is raised above the street with the front yard retained by a scoured concrete wall. The house is accessed by an interrupted flight of stairs centered on the front door.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1916

\*P7. Owner and Address:

Powers Family Trust

3587 Twin Oaks

Napa, CA 94558

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 58 - North Park Dryden Historical District**  
453-232-08 3645 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[October 1916](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Harry A. Malcolm](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3645 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-08-00

**\*P3a. Description:**

Based on Sanborn Map documentation, the original entry porch has been enclosed with framing, siding, windows and doors. A trellis with corrugated metal roofing has been added. Ranch-style detailing has been added in the gable ends. Aluminum doors are present on the side elevation.

P5a. Photo



P5b. Description of Photo:

View: Looking East

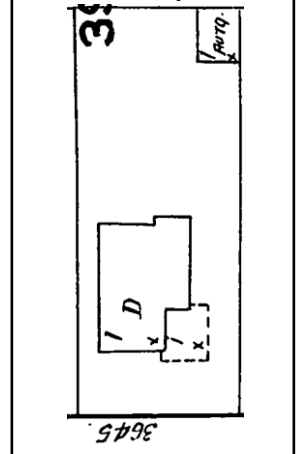
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Based on Sanborn Map documentation, the original entry porch has been enclosed with framing, siding, windows and doors. A trellis with corrugated metal roofing has been added. Ranch-style detailing has been added in the gable ends. Aluminum doors are present on the side elevation.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-231-23 3652 (alternately 3650) Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3652 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-231-23

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Edward F. Bryans completed this one-story Craftsman bungalow in February 1917. The house is cross-gabled with a low-pitched roof that has exposed beams, boxed eaves and moderate overhangs. Double posts resting on brick piers support a slightly arched lintel under the porch gable. The north side of the porch has been glazed. The house is slightly asymmetrical with the front door offset slightly to the south. Large tripartite windows flank the front door under the porch. The house is sided with shingles.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

February 1917

\*P7. Owner and Address:

Justin Beope

3652 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 26 - North Park Dryden Historical District**  
453-231-23 3652 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
February 1917

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Edward F. Bryans

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3652 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-231-23-00

**\*P3a. Description:**

A fixed window is located at the north end of the porch. The porch steps have been re-poured. Glass block has been added at the north elevation toward the rear.

P5a. Photo



P5b. Description of Photo:

View: Looking West

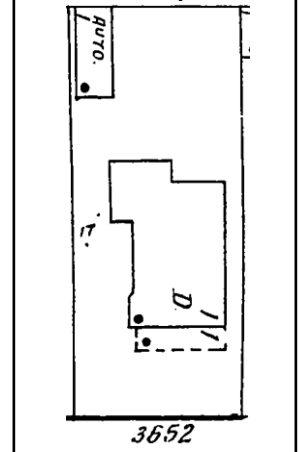
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1917

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A fixed window is located at the north end of the porch. The porch steps have been re-poured. Glass block has been added at the north elevation toward the rear.



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-232-07 3653 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3653 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-07

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Caroline Habekost was the original owner of this one-story California Bungalow built by John A. Robinson in May 1921. This cross-gabled house has a concurrent gable facing the street, with the lower gable sheltering a front porch on the north side of the house. Thin elephantine columns resting on wood posts support the porch roof. The low-pitched roof has moderate length joists that extend beyond the roof deck. South of the front door, a large tripartite window faces the street. Like other houses on this block, the house is raised above the street with the front yard retained by a scored concrete wall. The house is accessed by an interrupted flight of stairs centered on the front door. The house is sided in asphalt shingles.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

May 1921

\*P7. Owner and Address:

Dennis Ferguson, Shirley Ferguson

3653 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB  
Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 59 - North Park Dryden Historical District**  
453-232-07 3653 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
May 1921

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: John A. Robinson

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3653 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-07-00

**\*P3a. Description:**

The exterior is clad in fiber-cement or asbestos-cement shingle siding. The owner has stated that the original siding is intact underneath.

P5a. Photo



P5b. Description of Photo:

View: Looking East

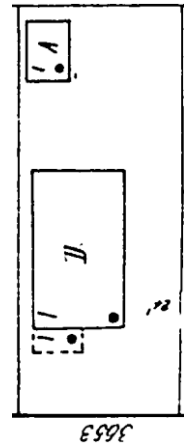
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1921

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The exterior is clad in fiber-cement or asbestos-cement shingle siding. The owner has stated that the original siding is intact underneath.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-232-06 3659-61 Pershing Avenue

**P1. Other Identifier**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3659-61 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-06

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

S. T. Howe was the original owner of this one-story California Bungalow built by C. Roy Job in July 1922. The front gabled house has a slightly lower porch gable supported by large full height square posts evenly spaced across the façade. These posts appear to be relatively recent. The roof is moderately pitched with small exposed beams and short overhangs. The front door and attic air vent are centered under the ridgepole with single double-hung windows located on each side of the door. The house is raised above the street and the front yard is retained by a capped stucco wall. The house is accessed by an interrupted flight of stairs paved with Mexican tiles. The house is sided in wide horizontal clapboards.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

July 1922

\*P7. Owner and Address:

Kevin Knipe

3659-61 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 60 - North Park Dryden Historical District**  
453-232-06 3659-61 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[July 1922](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [C. Roy Job](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3659-61 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-06-00

**\*P3a. Description:**

Since the preparation of the Primary Record (523A) the porch columns have been replaced with stucco piers and tapered wood columns; the windows have been replaced with 6-over-1 wood frame and sash windows; the entry door was replaced; and the porch steps and walkway were re-poured with scored concrete. While the building currently appears more appropriate to the period and style, it is unknown whether this work was completed with the assistance of historic photos.

P5a. Photo



P5b. Description of Photo:

View: Looking East

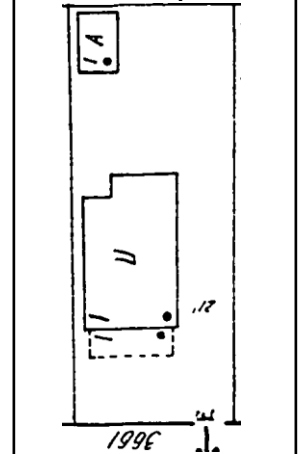
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1922

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Since the preparation of the Primary Record (523A) the porch columns have been replaced with stucco piers and tapered wood columns; the windows have been replaced with 6-over-1 wood frame and sash windows; the entry door was replaced; and the porch steps and walkway were re-poured with scored concrete. While the building currently appears more appropriate to the period and style, it is unknown whether this work was completed with the assistance of historic photos.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3660 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-231-24

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Woolsey Brothers Contractors completed this one-and-a-half story Craftsman home in October 1912. D.D. Douch is identified as the original owner and resident. The roof is steeply-pitched, with a second floor dormer centrally located over the recessed front porch. A small deck is also located under this dormer. Three relatively thin posts resting on the porch railing support the front porch roof. Clapboard exterior siding encloses the porch wall below the railing and the finishes the first story of the home. The second floor is sided with shingles.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1912

\*P7. Owner and Address:

August L. Krause Revocable Trust

3660 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 27 - North Park Dryden Historical District**  
453-231-24 3660 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
October 1912

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: Woolsey Brothers Contractors

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3660 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-231-24-00

**\*P3a. Description:**

Vinyl windows have replaced the wood frame and sash windows in the original openings.

P5a. Photo



P5b. Description of Photo:

View: Looking West

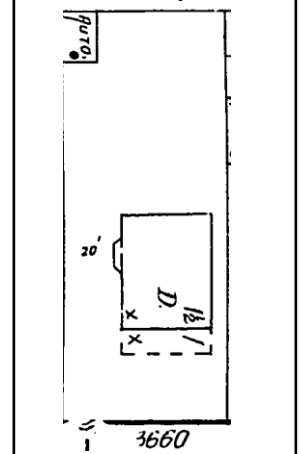
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Vinyl windows have replaced the wood frame and sash windows in the original openings.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-232-05 3667 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3667 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-05

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Roy S. and Mattie Horton were the original owners of this one-story California Bungalow built by John A. Robinson in April 1923. The house has a low-pitched, street-facing gable roof with a lower gable that extends toward the street over a front porch. Thin elephantine columns resting on masonry piers support the porch roof. The house has large tripartite windows facing the street on each side of the front door. In 2006, a small - roof gable on the side of the house was extended to the south to shelter a new porch accessed through existing French doors. At the same time, the yard was enclosed by a concrete retaining wall. The house is sided with clapboard that flares out as the wall approaches the foundation.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

April 1923

\*P7. Owner and Address:

Larry & Sharon Wasserman

3667 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 61 - North Park Dryden Historical District**  
453-232-05 3667 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
April 1923

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: John A. Robinson

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3667 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-05-00

**\*P3a. Description:**

A patio cover addition was constructed at the south side of the property. The brick chimney has been stuccoed. The driveway was removed and landscaping installed. Retaining walls have been constructed at the front yard. The entry steps have been re-poured.

P5a. Photo



P5b. Description of Photo:

View: Looking East

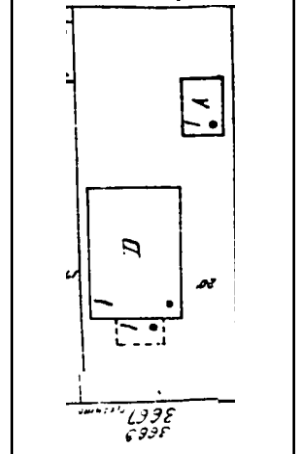
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1923

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A patio cover addition was constructed at the south side of the property. The brick chimney has been stuccoed. The driveway was removed and landscaping installed. Retaining walls have been constructed at the front yard. The entry steps have been re-poured.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-231-25 3668-70 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3668-70 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-231-25

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Frank A. Morgan completed this one-story California Bungalow in July 1913. Albert Boscow and Sarah Boscow are identified as the original owners and residents. The cross-gabled roof has exposed double-beams and decorated fascia boards and eaves. A concurrent gable faces the street with the lower gable sheltering a front porch on the northern part of the façade. Single wooden posts resting on a brick piers support the front of the porch gable. A rough cinderblock wall encloses the northern section of the porch; a wooden fence separates the southern section from the front lawn. The front door is offset slightly to the south, with a tripartite window to the north and a large double-hung window to the south. The house has clapboard siding.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

July 1913

\*P7. Owner and Address:

Richard G. Borg, Jane E. Borg  
TRS

3668-70 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 28 - North Park Dryden Historical District**  
453-231-25 3668-70 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[July 1913](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Frank A. Morgan](#)

b. Builder:

\*B10. Significance: Theme:

[Area: Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3668-70 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-231-25-00

**\*P3a. Description:**

A louvered window at the front façade and vinyl windows at the side façade have replaced wood frame and sash windows in the original openings.

P5a. Photo



P5b. Description of Photo:

View: Looking West

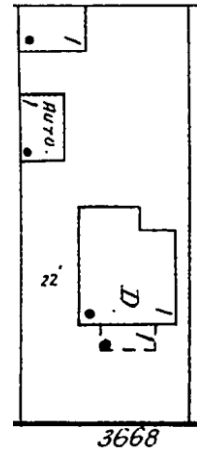
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A louvered window at the front façade and vinyl windows at the side façade have replaced wood frame and sash windows in the original openings. A low masonry wall, chain link fence gate, and low wood fence partially obscure the porch.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-232-04 3675 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3675 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-04

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

M. Trepte and Son General Contractors built this one-story California Bungalow in January 1920. Walter Trepte (the Son part of the construction company) and his wife Margaret were the original owners. The side gabled roof has a moderate pitch, wide overhangs, exposed beams, and exposed rafters. The front porch is recessed on the north side of the façade, and the northwest corner is supported by an elephantine column resting on a pier that is integrated into the stucco porch railing. A pilaster column of similar elephantine design is located at the southwest corner of the porch. The house has horizontal clapboard siding that flares out as it approaches the foundation. Large tripartite windows face the street from each side of the front door. While the house is located significantly above the street, the front lawn is steeply sloped and crossed by an interrupted flight of stairs. The stairs have wrought iron railings.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

January 1920

\*P7. Owner and Address:

Patricia Laughlin, Donald Laughlin,  
LaVerne Laughlin

3675 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,  
affiliation, and address)

Daniel J. Marks, AIA, NCARB  
Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey  
report and other sources, or enter  
"none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 62 - North Park Dryden Historical District**  
453-232-04 3675 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[January 1920](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [M. Trepte & Son](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3675 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-04-00

**\*P3a. Description:**

No Update

P5a. Photo



P5b. Description of Photo:

View: Looking East

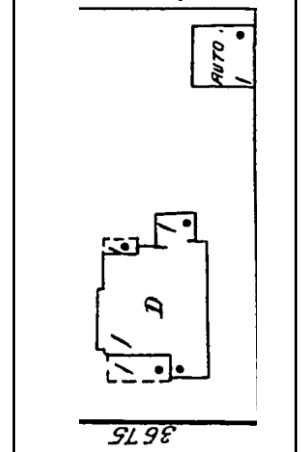
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-231-26 3676 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3676 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-231-26

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Lewis S. Cass completed this one-story California Bungalow in September 1921. Calvin Haas and Josephine Haas are identified as the original owners and residents. The house has a low-pitched, street-facing gable roof, with a lower gable sheltering the front door. Elephantine columns resting on masonry piers support the porch roof. The northern section of the front porch has been enclosed and expanded to the north. Neither the front door nor the windows facing the street appear to be original.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

September 1921

\*P7. Owner and Address:

Scott Sauffer

3676 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 29 - North Park Dryden Historical District**  
453-231-26 3686 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[September 1921](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Lewis S. Cass](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3676 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-231-26-00

**\*P3a. Description:**

The porch floor, porch steps and walkway have been faced with tile.

P5a. Photo



P5b. Description of Photo:

View: Looking West

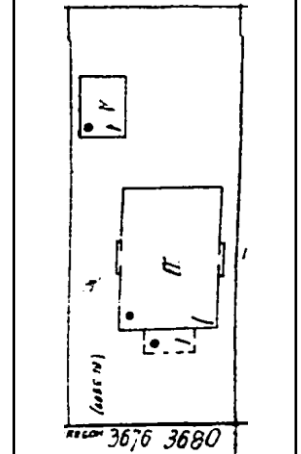
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1921

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The north end of the porch has been enclosed and an addition was constructed to the north of the porch. The windows have been replaced in new openings. The porch floor, porch steps and walkway have been faced with tile.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-232-03 3685 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3685 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-03

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Earle Chaddick built this one-story California Bungalow in October 1923. A parapet extending up from the exterior stucco wall of the house surrounds the flat roof. The parapet has articulated towers at each corner with tile drains located at roof height. A recessed front porch on the southwest corner of the house has a red-tile shed roof and arched openings. The wood-framed glass entry door has opening sidelights. A single paned fixed window is located under a recessed decorative arch to the north of the porch. A wooden fence extends across the front of a wide southern side yard, and a stepped retaining wall has been built adjacent to the sidewalk.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1924

\*P7. Owner and Address:

Bruce Slothower

3685 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego

92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 63 - North Park Dryden Historical District**  
453-232-03 3685 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[October 1924](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Earle Chaddick](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance:

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3685 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-03-00

**\*P3a. Description:**

Decorative plaster-work in the arch above the picture window has been removed and scarring is evident.

P5a. Photo



P5b. Description of Photo:

View: Looking East

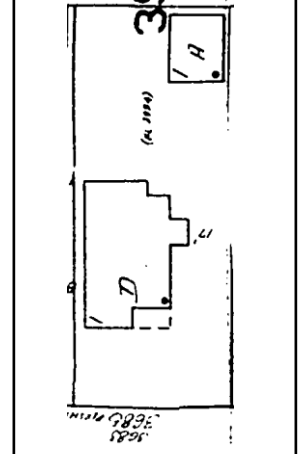
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1924

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Decorative plaster-work in the arch above the picture window has been removed and scarring is evident. Extensive retaining walls have been constructed in the front yard.



State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-231-27 3686 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3686 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-231-27

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

William B. Johnson completed this 1-story California Bungalow in November 1919. The original owner was Fred Cole. The house is cross-gabled with a larger gable facing the street and a smaller gable extending into the south side yard toward the back of the house. A recessed front porch is located on the southeast corner of the house, with the roof supported by a thin elephantine column resting on a painted brick pier. According to the long-time owner, the north half of the original porch was enclosed in 1957 with similar clapboard to the original house. Exposed horizontal beams and rafters support the roof. Fenestration throughout the house has been replaced with aluminum sliding and louvered windows. Visible from the street on the south side of the house, the garage has been re-sided with plywood and the garage door has been replaced with a louvered window and residential entry door. A painted brick chimney is located on the south side of the house and a wooden trellis encloses the south side of the porch. A low brick wall has been added to enclose the front of the porch and a lower brick retaining wall encloses a planting bed on both sides of an entry walk.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

November 1919

\*P7. Owner and Address:

Ruth C. Herring, Richard W. Herring

3686 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 30 - North Park Dryden Historical District**  
453-231-27 3686 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[November 1919](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [William B. Johnson](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3686 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-231-27-00

**\*P3a. Description:**

No Update

P5a. Photo



P5b. Description of Photo:

View: Looking West

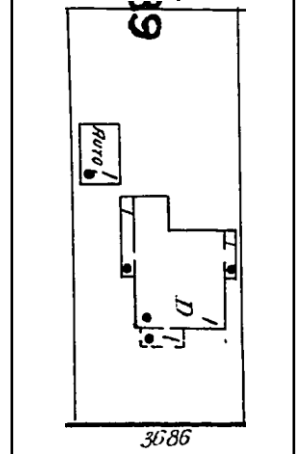
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A large addition has been constructed to the north of the porch. The porch has been partially enclosed with cement block. Brickwork at the porch has been painted. Windows have been replaced in original and altered openings. The original scored concrete walkway has been replaced.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-232-02 3691 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3691 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-02

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story, side-gabled California Bungalow has a low-pitched roof with exposed beams and rafters that extend beyond the plate of the roof. Two cross-gables extend toward Pershing Avenue; the southern gable contains dwelling rooms and the northern gable shelters a partially recessed entry porch. Elephantine columns resting on stucco piers support the porch roof. The front door has sidelights on both sides. A tripartite window faces Landis Street; two sets of double hung windows face west. A dry masonry wall surrounds both street yards. The builder, date of construction and original owner of this house have not been identified.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1920's

\*P7. Owner and Address:

Natalie Jane Borchardt, Glen & Marilyn Borchardt

3691 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 64 - North Park Dryden Historical District**  
453-232-02 3691 Pershing Avenue

B1. Historic Name:

B2. Common Name: **same**

B3. Original Use: **Residential**

B4. Present Use: **Residential**

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
**1920's**

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: **Greater North Park**

Period of Significance: **1912-1941**

Property Type: **Single Family Home**

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3691 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-02-00

**\*P3a. Description:**

The house is clad in wood clapboard siding.

P5a. Photo



P5b. Description of Photo:

View: Looking East

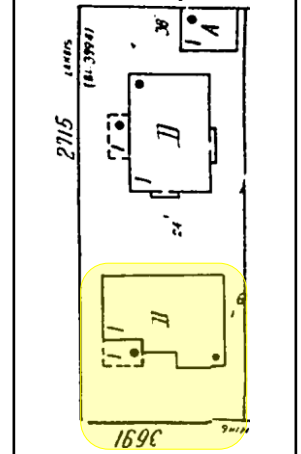
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1921

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A dry masonry wall has been added at the front yard.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-231-28 3694 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3694 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-231-28

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Frank Garside built this 1-story Mission Revival home in May 1924. The original owners were David and Jennie McCracken. The house is constructed of brick with a partially exposed cobble foundation. Roof parapets surround the flat roof of the house and the covered front porch on the southeast corner of the house. This porch, the front door, and two windows opening to the porch are all arched. A brick chimney is located behind a wooden trellis and gate that extends to the south of the front porch. To the north of the front porch, decorative canvas awnings cap three arched windows - double hung windows flanking a fixed center window. A low cobble wall is located along the street-facing property lines, raising the yard five steps above the level of the sidewalk. Landis Street slopes down to the west, exposing a recessed garage door at the basement level. A newer deck and trellis structure extends from the west wall of the house. Metal roof drains and downspouts have decorative bracing; attic air vents are visible along the north parapet. On the north façade, a small shed tile roof covers a three-sided bay window that has a fixed center pane with double-hung windows on each side.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

May 1924

\*P7. Owner and Address:

Ronald J. Oster

3694 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 31 - North Park Dryden Historical District**  
453-231-28 3694 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[May 1924](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Frank Garside](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3694 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-231-28-00

**\*P3a. Description:**

This house is designated as HRB Site #843. No Update.

P5a. Photo



P5b. Description of Photo:

View: Looking West

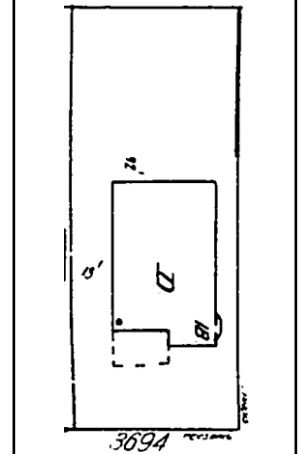
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1924

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-091-15 3706 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3706 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-091-15

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Edgar Hastings built this 1-story California Bungalow in July 1925. The original owner was Rebecca Dare. The side gabled house has a small, second floor gable facing Pershing Avenue. The window in this gable is composed of eight small side-by-side rectangular glass panes. A small shed roof shelters a bay window facing Landis Street. The house has clapboard siding, small exposed beams and exposed rafters. The recessed front porch has a clapboard railing wall. A concrete retaining wall topped with a chain link fence faces Landis Street.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

July 1925

\*P7. Owner and Address:

Robert E. Carty, Esperenza Carty

3720 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 32 - North Park Dryden Historical District**  
453-091-15 3706 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
July 1925

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Edgar Hastings

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992  
Wayne Donaldson, AIA - 1996  
Katherine Hon, P.E. – 2004-2007  
George Franck, AICP – 2004-2007  
Daniel Marks, AIA, NCARB – 2004-2007

\*Date of Evaluation:

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3706 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-091-15-00

**\*P3a. Description:**

No Update

P5a. Photo



P5b. Description of Photo:

View: Looking West

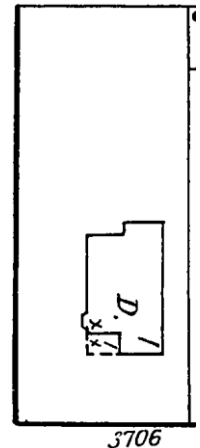
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

No Update

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
 HRI #  
 Trinomial  
 NRHP Status Code

Other Listings  
 Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-091-16 3712 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3712 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-091-16

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

D. S. Lamar was the original owner of this one-story California Bungalow built in September 1920. This front-gabled house has exposed beams and a front porch supported by two large square posts resting on masonry piers. A third pier is located at the center of the porch and a vertical post railing connects the piers. A large, fixed-pane window looks onto the porch to the south of the front door; a metal awning shelters a fixed, single-pane window located north of the porch. Because the front porch railing blocks the entrance walk, the house is accessed from the south from a wide concrete driveway. On the south, a wide carport has a nearly flat shed roof that rests on the house roof on the north side and is supported by metal posts on the south.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

September 1920

\*P7. Owner and Address:

Robert E. Carty, Esperanza Carty

3712 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 33 - North Park Dryden Historical District**  
453-091-16 3712 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
September 1920

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3712 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-091-16-00

**\*P3a. Description:**

Louvered and vinyl windows have replaced wood frame and sash windows in the original openings. Stucco has been applied to the base of the chimney. Thick stucco has been applied at the porch piers.

P5a. Photo



P5b. Description of Photo:

View: Looking West

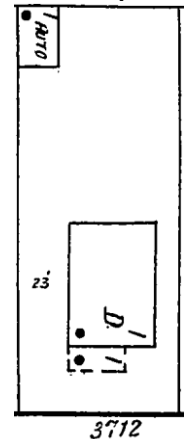
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1920

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Louvered and vinyl windows have replaced wood frame and sash windows in the original openings. Stucco has been applied to the base of the chimney. Thick stucco has been applied at the porch piers. A wood railing has been added at the porch, which blocks off the original entry. A carport has been added at the south elevation.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: [453-091-18, 3728-32 Pershing Avenue](#)

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: [San Diego](#)

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: [3728-32 Pershing Avenue](#)

City: [San Diego](#)

Zip: [92104](#)

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

[Parcel# 453-091-18](#)

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The original brick fireplace has been veneered with wood. The siding appears to be original. The three columns, the support and the gable porch have been modified. Three columns support a gabled porch. The middle columns appear to be original, the outer two columns have been modified. The property has a converted garage in the rear at 3732 Pershing.

\*P3b. Resource Attributes: (List attributes and codes) [HP2- Single Family Property](#)

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: [April 2007](#)

Photo by:

[Daniel J Marks, AIA, NCARB](#)

\*P6. Date Constructed/Age and Sources:  Historic

Prehistoric  Both

[August 1918](#)

\*P7. Owner and Address:

[Malcolm Family Trust](#)

[9683 Wayfarer Drive](#)

[La Mesa, CA 91942](#)

\*P8. Recorded by: (Name, affiliation, and address)

[Daniel J. Marks, AIA, NCARB](#)

[Marks Architects](#)

[2643 Fourth Ave, San Diego 92103](#)

\*P9. Date Recorded: [05/25/07](#)

\*P10. Survey Type: (Describe)

[Intensive](#)

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch  Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 35- North Park Dryden Historical District**  
453-091-18 3728-32 Pershing Avenue

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[August 1918](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: [David Owen Dryden](#)

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area who needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3728-32 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-091-18-00

**\*P3a. Description:**

The house is clad with alternating rows of two narrow wood lap boards and one wider wood lap board. In contrast to the description on the Primary Record (523A) which identifies the center column as original and the outer columns as modified; it appears that the outer columns are original, and that the center column was added to the half-height pier to provide extra support to the porch. The single pane casement windows are not common, and may have replaced double hung units; however, the owner has stated that these windows are original. The porch floor and step has been painted.

P5a. Photo



P5b. Description of Photo:

View: Looking West

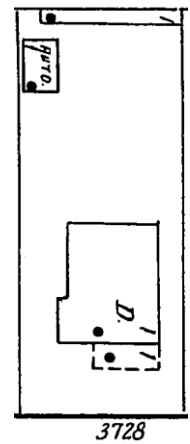
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1918

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

It appears that the outer columns are original, and that the center column was added to the half-height pier to provide extra support to the porch. The single pane casement windows are not common, and may have replaced double hung units; however, the owner has stated that these windows are original. The porch floor and step has been painted. The chimney has been covered in wood. The detached garage has been converted.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 2704 Upas Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-392-05

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

C. S. Duggan was the original owner of this two-story California Bungalow built by John B. Moss in October 1913. A single story portion of this house faces both Upas Street and Pershing Avenue, with a covered porch wrapping around the southwest corner of the house. The 2-story portion of the house is set back from both streets. The main gable of the single story portion faces Pershing, with a smaller cross-gable at the east of the porch. The gable of the 2-story portion faces Upas Street. The foundation is concrete, topped with a brick porch railing and exterior brick wall below the windowsills. Three widely space square columns rest on the brick wall to support the porch roof. The low-pitched roof with moderate overhangs has exposed beams supported by curved triangular braces. Three tripartite windows, two on the first floor and one on the second, face Upas Street. Metal safety bars enclose the windows and door on the first floor. A modern 3-car garage behind the house has direct access from Pershing Avenue.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J. Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1913

\*P7. Owner and Address:

Kanetis Family Trust  
10363 Hidden Meadows Road  
Escondido, CA 92026

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB  
Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource36- North Park Dryden Historical District**  
453-392-05 2704 Upas Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[October 1913](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [John B. Moss](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2704 Upas Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-392-05-00

**\*P3a. Description:**

The exterior of the first floor is clad in fiber-cement or asbestos-cement shingles. It is unknown whether or not the original siding is intact underneath.

P5a. Photo



P5b. Description of Photo:

View: Looking North

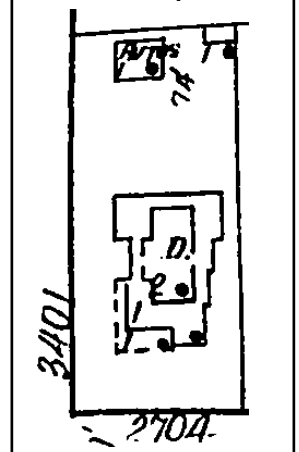
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The exterior of the first floor is clad in fiber-cement or asbestos-cement shingles. It is unknown whether or not the original siding is intact underneath.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-392-06 2718 Upas Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 2718 Upas Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-392-06

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Lance V. Consaul completed this one-story Mission Revival home for Bertha Prugh & Lydia B. Stark in November 1922. Peaked parapets surround the flat roof of the "L" shaped house, with a red-tile shed-roof sheltering the entry porch. Located on the inside of the "L," stucco columns with a rounded arch support the south side of the porch roof. Two small-paned French doors provide the main entry to the house and are flanked by multi-paned sidelights. French doors open to a terrace to the east of the entry porch. A low stucco wall encloses this terrace. On the western wing of the house that extends toward Upas Street, multi-paned French doors open onto an open terrace. Windows composed of two large, vertical panes flank this French door. Most windows have wood-frame, sliding frames. On the south side of the house, a stucco archway provides access to the side yard.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

November 1922

\*P7. Owner and Address:

Michael K. Exel

2718 Upas Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource125-** North Park Dryden Historical District  
453-392-06 2718 28th Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
November 1922

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Lance V. Consaul

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2718 Upas Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-392-06-00

**\*P3a. Description:**

Vinyl sashes have replaced the original wood sashes at several windows along the east side of the property. Vinyl storm windows are also present in a number of locations. The stucco texture is slightly rougher at the porch.

P5a. Photo



P5b. Description of Photo:

View: Looking North

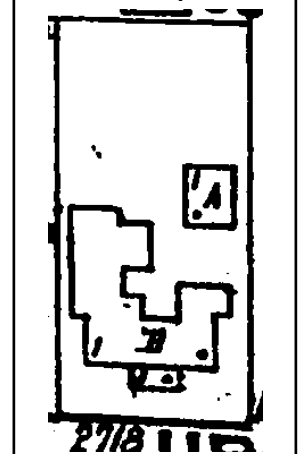
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1922

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Vinyl sashes have replaced the original wood sashes at several windows along the east side of the property. Vinyl storm windows are also present in a number of locations. The stucco texture is slightly rougher at the porch.



Other Listings  
Review Code

Reviewer

Date

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 2728 Upas Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-392-13

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Edward F. Bryans completed this one-story California Bungalow for James and Nellie Whittemore in October 1921. This cross-gabled home has a contiguous gable facing the street. The lower portion of this gable encloses a partially recessed front porch. The roof is low pitched with exposed beams and moderate overhangs. Square columns topped with cross beams support the porch gable. A large window located to the west of the entry porch has a large fixed pane on the bottom with two smaller louvered sections above. A window to the east of the front door under the porch has a similar larger pane with a single wide, horizontal fixed pane above it. The house has clapboard siding.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

October 1921

\*P7. Owner and Address:

Scott A. Ingham, Carolyn R. Ingham

2728 Upas Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB  
Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 126-** North Park Dryden Historical District  
453-392-13 2728 Upas Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
October 1921

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Edward F. Bryans

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2728 Upas Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-392-16-00 (note the corrected APN, which was incorrectly listed as 453-392-13 on the 523A and 523B forms)

**\*P3a. Description:**

Since the preparation of the the Primary Record (DPR 523A) the windows have been replaced with wood frame and sash windows of a differing style. The front windows are fixed with Prairie-style muntins. Double hung windows at the sides feature the same Prairie styling.



**P5b. Description of Photo:**

View: Looking North

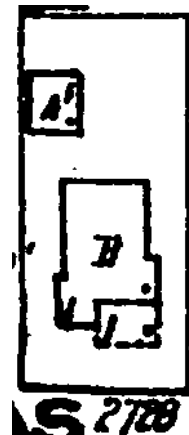
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1921

Source: Water & Sewer Records

**Sanborn Map: 1950**



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Since the preparation of the the Primary Record (DPR 523A) the windows have been replaced with wood frame and sash windows of a differing style. The front windows are fixed with Prairie-style muntins. Double hung windows at the sides feature the same Prairie styling.

Other Listings  
Review Code

Reviewer

Date

\*Resource Name or #: 453-392-14 2738 Upas Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 2738 Upas Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-392-14

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architect William Gibb designed this large Craftsman home for Ole K. and Olive Wilson. It was completed in April 1915. The house has a side-gabled, steeply pitched roof and, although it is classified as a 2-story structure, the cornices are located at the ceiling-level of the first floor. A shed-roofed, central dormer faces south. The dormer has been extended to enclose a second-floor roof deck with wood and vinyl frame windows. The house has replacement composition siding on the first floor, with wood shingles on the second floor. A recessed front-door porch, located on the southeast corner of the house, has elephantine columns on cobblestone piers. A decorative "X" pattern is inlaid on the cobblestone piers by the use of different colored stones. The front door with sidelights is located directly under the second-floor dormer. Located behind the house, a 2-story carriage house features an open former hayloft above 3 horse stalls. Similar to the house, it has a steep roof and south-facing dormer. Windows and doors in the carriage house have been replaced. Ole Wilson was a partner in the San Diego Ship Building and Dry Dock Company, built to take advantage of the Panama Canal shipping business. The dry dock property is the former site of the Pacific Coast Steamship Company terminal and docks; it is currently occupied by the Convention Center. The Assistance League owned the home from 1976 to 1997, using the main house as a meeting place for volunteers and the carriage house as a distribution center for school uniforms to disadvantaged children. Helen Banning of the Los Angeles pioneer family founded the League in the 1920's.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

April 1917

\*P7. Owner and Address:

John Illes

2738 Upas Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 66- North Park Dryden Historical District**  
453-392-14 2738 Upas Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[April 1917](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [William Gibb](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2738 Upas Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-392-14-00

**\*P3a. Description:**

The siding at the ground floor is a composition siding that has been installed over the original lap siding intact underneath. The original second floor sleeping porch/dormer was extended forward at some point. The original stepped walkway has been removed; the yard leveled; and enclosed with a brick wall.

P5a. Photo



P5b. Description of Photo:

View: Looking North

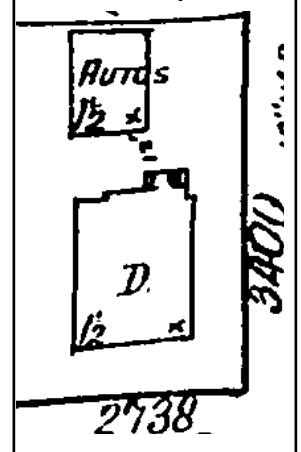
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date:

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The siding at the ground floor is a composition siding that has been installed over the original lap siding intact underneath. The original second floor sleeping porch/dormer was extended forward at some point. The original stepped walkway has been removed; the yard leveled; and enclosed with a brick wall.



# NON-CONTRIBUTING RESOURCES

(AS PROPOSED BY THE APPLICANT)



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-392-08 3438 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3438 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-392-08

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story contemporary Spanish Revival house was built in the 1990s on a full-sized lot that had been an extended garden area for the historic John Carman Thurston House located immediately to the north. In the late teens, Mr. Thurston set about converting the grounds of his house into an Arcadian estate, including a pergola, fruit trees and a trellis of flowering vines. After Mr. Thurston left the house, the garden deteriorated and was abandoned. While the design details of the contemporary house are similar to the Spanish Colonial Revival houses on 28<sup>th</sup> Street, its bulk and street-facing three-car garage is not consistent with the historic neighborhood design.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1992

\*P7. Owner and Address:

Louis & Lilia Velasques

3438 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location

Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):



**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource70- North Park Dryden Historical District**  
453-392-08 3438 28th Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[1992](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-232-25 3604 28th Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3604 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-232-25

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Built in the period following World War II, this one-story, minimal-traditional style stucco house has a low-pitched, Dutch-hipped roof with moderately overhanging rafters. Two oriel (bay) windows face 28<sup>th</sup> Street.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

\*P7. Owner and Address:

Paul & Lauren Mason

3604 28<sup>th</sup> Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 84-** North Park Dryden Historical District  
453-232-25 3604 28<sup>th</sup> Street

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: [Original Demolished](#)

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3604 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-25-00

**\*P3a. Description:**

Water and Sewer permit history indicates that this house was constructed in 1921/24. It may be that the house was constructed in the early 1920s and remodeled into a more Minimal Traditional style structure at a later date. The house features a low-pitch side gable roof; moderately overhanging eaves; a rougher stucco exterior; 10-lite entry door with 5-lite sidelites; and vinyl frame and sash bay windows with a multi-pane center window and multi-lite double hung windows.

P5a. Photo



P5b. Description of Photo:

View: Looking West

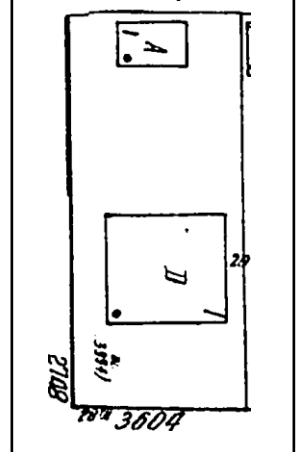
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1921/24

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

It is unclear what the original style of the house was. Given the 1921/24 date of construction, it is unlikely that it was constructed as a Minimal Traditional style structure. The rougher stucco texture and vinyl windows and doors are non-historic elements. Wood picket fencing has been added at the property line.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-092-26 3712 28<sup>th</sup> Street

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3712 28th Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-092-26

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Craftsman-builder David O Dryden completed the one-story Craftsman bungalow for George & Elsie Coddington in September 1916. The cross-gable moderate-pitch roof has exposed beams that extend beyond the roof edge. The sides and back of the house have wood-framed double-hung windows and are sided with clapboard that appears to be original. The wide concrete driveway is adjacent to the south side of the house. This house currently has brick and vertical siding on the front facade. The front of the house, including the porch and entry, have been highly modified and the original character is lost.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

September 1916

\*P7. Owner and Address:

Patricia M. Ray Living Trust

3712 28th Street

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 129 - North Park Dryden Historical District**  
453-092-26 3712 28th Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
September 1916

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder: David Owen Dryden

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3712 28<sup>th</sup> Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-092-26-00

**\*P3a. Description:**

The northern half of the front porch has been infilled. Wood board and batten was applied to the exterior of the front façade. Brick cenner was added at the lower half of the front façade and the porch post. A wrought iron railing was added at the porch. A large picture window was added at the porch to the left of the entry. Vinyl frame and sash windows have replaced wood frame and sash windows in the original openings throughout the rest of the house.

P5a. Photo



P5b. Description of Photo:

View: Looking West

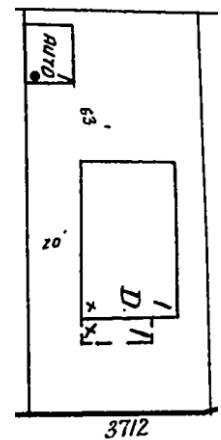
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1916

Source: Water & Sewer Records

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The northern half of the front porch has been infilled. Wood board and batten was applied to the exterior of the front façade. Brick cenner was added at the lower half of the front façade and the porch post. A wrought iron railing was added at the porch. A large picture window was added at the porch to the left of the entry. Vinyl frame and sash windows have replaced wood frame and sash windows in the original openings throughout the rest of the house.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-401-11 2815-17 Capps

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 2815-17 Capps

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-401-11

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This parcel contains a two-building, two unit complex; both buildings have a Minimal-Traditional style common around the time of World War Two. The one-story front house has a medium pitch roof with no overhang of the eaves. This unit is entered from the side yard to the west and its door is sheltered by a shed roof extension of the main roof. The gable faces the street, with a wood frame bay window on the western portion of the facade and a smaller casement window flanked by shutters to the east. The two-story second unit has similar details and is built over garages. This second building is barely visible from the street.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

\*P7. Owner and Address:

Dale J. O'Brien, Scott M. O'Brien,  
O'Brien Living Trust, Trust B

2815-17 Capps

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):



# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 130 - North Park Dryden Historical District**  
453-401-11 2815-17 Capps

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2815-17 Capps Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-401-11-00

**\*P3a. Description:**

A stone veneer has been added to the base of the front house.

P5a. Photo



P5b. Description of Photo:

View: Looking southeast

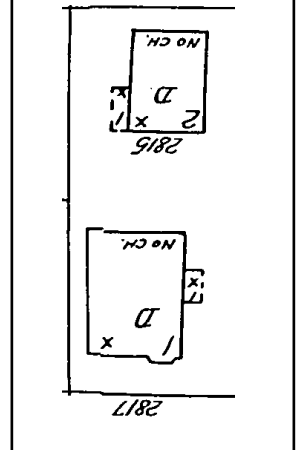
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1941

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A stone veneer has been added to the base of the front house.

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-332-27 2627 Dwight

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 2627 Dwight

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-332-27

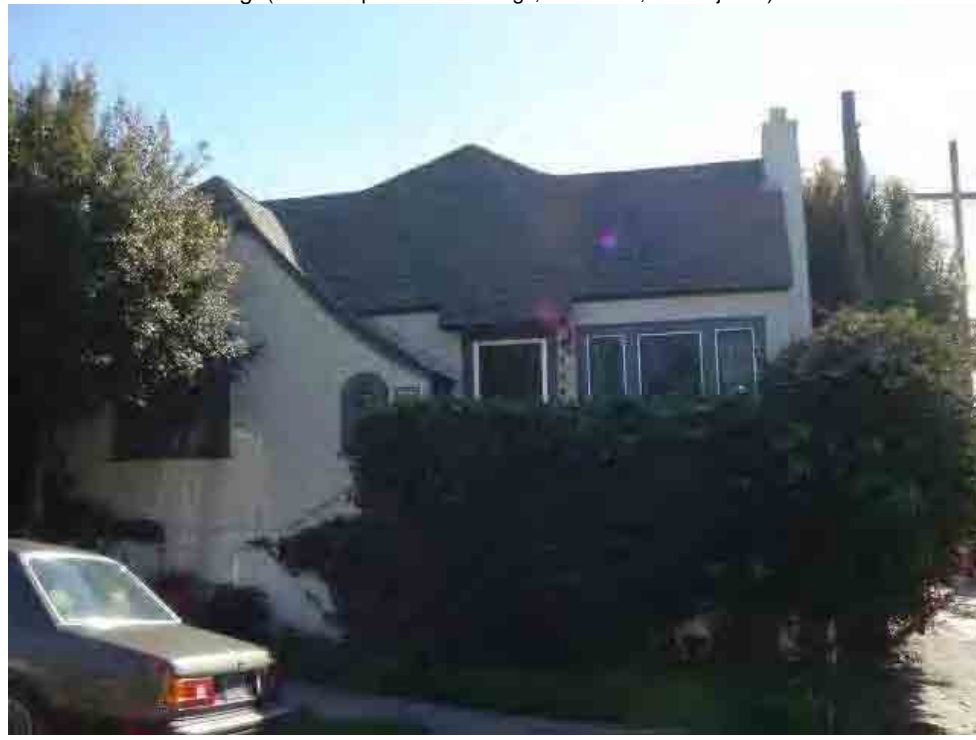
\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one-story, Tudor bungalow has a complex, steeply pitched roof with minimal overhangs. The ridge of the gabled main roof parallels the street. A cross gable extending toward the street has Dutch hip detail, with the western slope of this roof curving down toward the entry door. This roof section extends below the eaves of the main roof. A small arched window faces the street under the bottom of this roof section east of the entry door. A tripartite window is centered under the Dutch hip. A tripartite window is located west of the entry door. A detached, flat-roofed, single-car garage behind the house is accessed from an alley. The house and garage are sided in wood clapboard.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

February 1923

\*P7. Owner and Address:

Craig L. Maginnis, Jr.

2627 Dwight

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 131 - North Park Dryden Historical District**  
453-332-27 2627 Dwight

B1. Historic Name:

B2. Common Name: [same](#)

B3. Original Use: [Residential](#)

B4. Present Use: [Residential](#)

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
[February 1923](#)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: [Greater North Park](#)

Period of Significance: [1912-1941](#)

Property Type: [Single Family Home](#)

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

[See attached Bibliography in District Record \(Section 3, page 7\)](#)

B13. Remarks:

\*B14. Evaluator:

[Alex Bevil – 1992](#)

[Wayne Donaldson, AIA - 1996](#)

[Katherine Hon, P.E. – 2004-2007](#)

\*Date of Evaluation:

[George Franck, AICP – 2004-2007](#)

[Daniel Marks, AIA, NCARB – 2004-2007](#)

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2627 Dwight Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-332-27-00

**\*P3a. Description:**

Aluminum frame screens cover the original windows.

P5a. Photo



P5b. Description of Photo:

View: Looking South

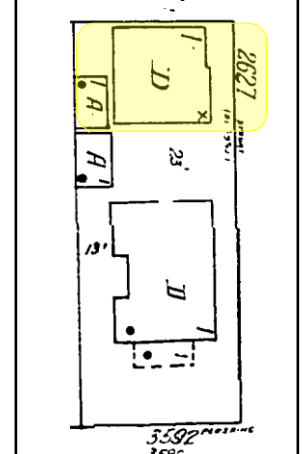
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1925

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Aluminum frame screens cover the original windows.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 2628 Landis Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The initial California Bungalow on this lot was completed for Rebecca Dare in 1916 and first altered in May 1918. The current condition of the house indicates that there were subsequent alterations. The two-story home has a moderately pitched roof with boxed eaves and small overhangs. A small, cantilevered gable roof shelters the front door. An east wing of the house is one story and has a shed roof with a roof deck surrounded by a wooden railing. A recessed porch is located on the southwest corner of the second floor. The house has clapboard siding, wood trim pieces at each corner, and wood trim surrounding the front door and aluminum sliding windows. The house is located above a concrete retaining wall next to the sidewalk, and is surrounded by wooden fencing immediately behind a chain link fence.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

1916

Addition May 1918

\*P7. Owner and Address:

Sara Fitzpatrick

2628 Landis Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 134 - North Park Dryden Historical District**  
453-091-14 2628 Landis Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

1916

Addition: May 1918

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2628 Landis Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-091-14-00

**\*P3a. Description:**

According to Water and Sewer Permits and Sanborn Map documentation, this house was constructed in 1938 as a one story dwelling and remained so through at least 1956. The house has been modified with a second story addition and does not convey the original style.

P5a. Photo



P5b. Description of Photo:

View: Looking North

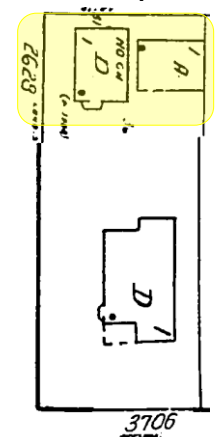
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1938

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

According to Water and Sewer Permits and Sanborn Map documentation, this house was constructed in 1938 as a one story dwelling and remained so through at least 1956. The house has been modified with a second story addition and does not convey the original style.



Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-232-01 2715 Landis

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted \*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 2715 Landis

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This symmetrical, one-story California Bungalow is built above the street. Eight concrete steps with wrought iron railings lead to the central front door. The front door is one large, full height glass panel in a wooden frame. The door is flanked by wide, opening sidelights on both sides. The low-pitched gable roof has exposed beams and rafters that both extend beyond the roof plate. The main roof parallels the street, with a cross gable supported by full height brick columns covering the entry porch. A detached garage is located on an alley behind the east side of the house. The single garage door that faced the street has been replaced with an aluminum sliding glass window and plywood. The house and garage are sided in wood clapboard.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

\*P7. Owner and Address:

Joan Mara

P.O. Box 34601

San Diego, CA 92163

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

\*Resource Name or # **Resource 132 - North Park Dryden Historical District**  
453-232-01 2715 Landis

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect:

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2715 Landis Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-01-00

**\*P3a. Description:**

The massive brick piers at the porch may be a later modification. Aluminum screens have been added to the windows. One original wood frame and sash window has been replaced with an aluminum frame and sash window in the original opening along the east elevation. In addition, the original garage door appears to have been framed in.

P5a. Photo



P5b. Description of Photo:

View: Looking South

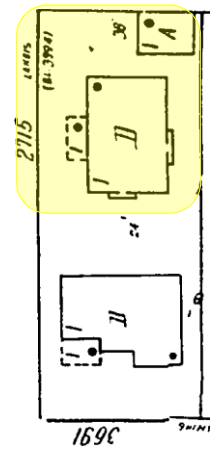
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1921

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

The massive brick piers at the porch may be a later modification. Aluminum screens have been added to the windows. One original wood frame and sash window has been replaced with an aluminum frame and sash window in the original opening along the east elevation. In addition, the original garage door appears to have been framed in.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 2716 Landis Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-092-14

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Thomas J. Lassiter completed this one-story Craftsman for Maurice Essery in January 1913. The house was altered in July 1917, but the craftsman/builder making that alteration has not been identified. The roof has a low pitch, moderate overhangs and Japoneseque upturn detail at the end of the roof ridge facing Landis Street. Construction within the last five years restored this roof detail and other features of the house. A shed roof projects toward the street over the full-width front porch, and is supported by four thin elephantine columns resting on a shingle knee wall. The house is sided with shingles. Two multi-paned French doors provide access into the house through a wide front-doorway. Single, double-hung windows are located on both sides of the door. Thin vertical air vents cover the pediment above the porch roof.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

January 1913

Addition July 1917

\*P7. Owner and Address:

Robert W. Mason

4679 Biona Street

San Diego, CA 92116

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 128 - North Park Dryden Historical District**  
453-092-14 2716 Landis Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

**\*B5. Architectural Style:**

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

January 1913

Addition July 1917

**\*B7. Moved?** No Yes Unknown Date:

**Original Location:**

**\*B8. Related Features:**

B9a. Architect: Thomas J. Lassiter

b. Builder:

**\*B10. Significance: Theme:**

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:**

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

**\*B14. Evaluator:**

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

**\*Date of Evaluation:**

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2716 Landis Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-092-14-00

**\*P3a. Description:**

Vinyl windows have been installed along the east alley elevation within the original window openings, and one vinyl window has replaced the original wood frame and sash window in the original opening on the front elevation. The original scored concrete walkway has been removed and replaced with pavers, and a low retaining wall has been constructed at the front and side property lines.

P5a. Photo



P5b. Description of Photo:

View: Looking North

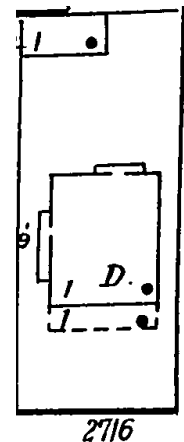
Date Taken: 6 January 2011

**\*P6. Date Constructed and Sources:**

Date: No Update

Source: No Update

Sanborn Map: 1921



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

Vinyl windows have been installed along the east alley elevation within the original window openings, and one vinyl window has replaced the original wood frame and sash window in the original opening on the front elevation. The original scored concrete walkway has been removed and replaced with pavers, and a low retaining wall has been constructed at the front and side property lines.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2 \*Resource Name or #: 453-392-01-01 3439 Pershing Avenue, 453-392-01-02 2707 Myrtle,  
453-392-01-03 3435 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3439, 3435 Pershing Avenue and 2707 Myrtle City: San Diego Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-392-01-01, 453-392-01-02, 453-392-01-03

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Richard A. Griffith was the original owner of this two-story California Bungalow on Pershing Avenue built by John N.D. Griffith in November 1912. Located at the corner of Myrtle Street, the original house on this parcel has a low-pitched roof with enclosed eaves and triangular support beams. A single floor entry porch with exposed gables wraps around the southwest corner of the house. The house and porch are sided in smooth stucco. Most windows have been replaced with multi-paned, double-hung units. Many of these windows have false shutters. Two newer residential structures are located on this parcel. A small single-story modernist house is located to the south; a single-story contemporary house is located to the east. Full height wooden fences obscure views of these newer structures.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

November 1912

\*P7. Owner and Address:

Andrew Mills, Amanda Mills

3439 Pershing Avenue

San Diego, CA 92104

Donald Dolan

2707 Myrtle

San Diego, CA 92104

Frederick M. Liebel

3435 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name, affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

**Intensive**

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record

Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record

Artifact Record  Photograph Record  Other (List):

DPR 523A (1/95)

\*Required information

# BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource40- North Park Dryden Historical District**  
453-392-01-01 3439 Pershing Avenue  
453-392-01-02 2707 Myrtle  
453-392-01-03 3435 Pershing Avenue  
B4. Present Use: Residential

B1. Historic Name:  
B2. Common Name: same  
B3. Original Use: Residential

**\*B5. Architectural Style:**

**\*B6. Construction History:** (Construction date, alterations, and date of alterations)  
November 1912

**\*B7. Moved?** No Yes Unknown **Date:** **Original Location:**

**\*B8. Related Features:**

B9a. Architect: John N.D. Griffith

b. Builder:

**\*B10. Significance: Theme:**

**Area:** Greater North Park

**Period of Significance:** 1912-1941

**Property Type:** Single Family Home

**Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

**\*B12. References:**

See attached Bibliography in District Record (Section 3, page 7)

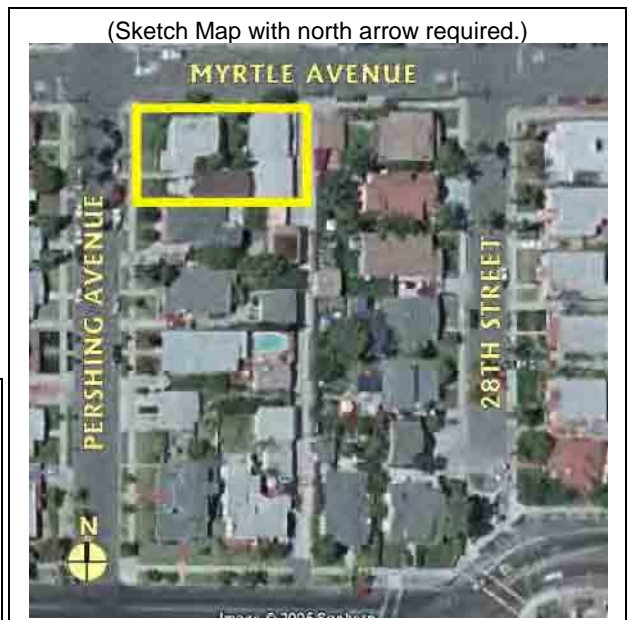
B13. Remarks:

**\*B14. Evaluator:**

Alex Bevil – 1992  
Wayne Donaldson, AIA - 1996  
Katherine Hon, P.E. – 2004-2007  
George Franck, AICP – 2004-2007  
Daniel Marks, AIA, NCARB – 2004-2007

**\*Date of Evaluation:**

(This space reserved for official comments.)





\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3435 Pershing Avenue, 3439 Pershing Avenue, 2707 Myrtle Avenue City: San Diego Zip: 92104  
e. Other Locational Data: 3435 Pershing Avenue; APN #453-392-01-03 • 3439 Pershing Avenue; APN #453-392-01-01  
2707 Myrtle Avenue; APN #453-392-01-02

**\*P3a. Description:**

3435 Pershing Avenue: The house is a simple rectangular configuration with a low-pitch front gable roof. The house has undergone stucco work and window replacements and has been remodeled to appear more Craftsman in character. The house was constructed outside the District's Period of Significance.

P5a. Photo: 3435 Pershing Avenue



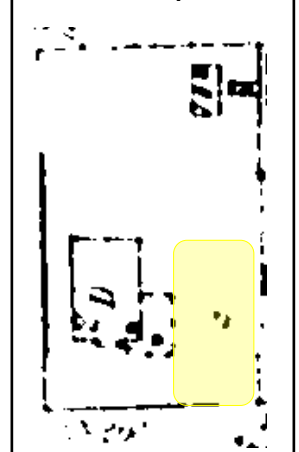
P5b. Description of Photo:

View: Looking East  
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1968  
Source: Water & Sewer Records

Sanborn Map: 1956



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

3435 Pershing Avenue: The house has undergone stucco work and window replacements and has been remodeled to appear more Craftsman in character.

\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3435 Pershing Avenue, 3439 Pershing Avenue, 2707 Myrtle Avenue City: San Diego Zip: 92104  
e. Other Locational Data: 3435 Pershing Avenue; APN #453-392-01-03 • 3439 Pershing Avenue; APN #453-392-01-01  
2707 Myrtle Avenue; APN #453-392-01-02

**\*P3a. Description:**

2707 Myrtle: The house is a simple rectangular configuration with a low-pitch front gable roof. The house has been stuccoed with a historically inappropriate stucco texture. Vinyl windows have been installed, likely in altered openings. The house was constructed outside the District's Period of Significance.

P5a. Photo: 2707 Myrtle Avenue



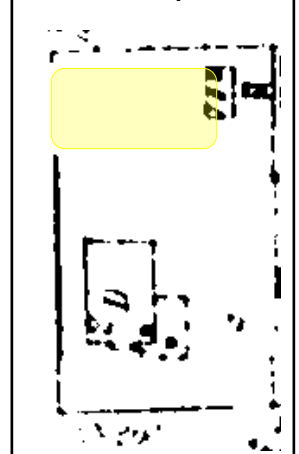
P5b. Description of Photo:

View: Looking Southeast  
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1963  
Source: Water & Sewer Records

Sanborn Map: 1956



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

2707 Myrtle: The house has been stuccoed with a historically inappropriate stucco texture. Vinyl windows have been installed, likely in altered openings.

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary #  
HRI #  
Trinomial  
NRHP Status Code

Other Listings  
Review Code

Reviewer

Date

Page 1 of 2

\*Resource Name or #: 453-091-17 3720 Pershing Avenue

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W ; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3720 Pershing Avenue

City: San Diego

Zip: 92104

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-091-17

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A. H. Riddell built this one-story California Bungalow in July 1922. The cross-gabled house has a concurrent gable facing the street, but the front porch extending toward the street from the main house is covered by an extension of the roof with its pole parallel to the street. This roof extension is supported by three thin square posts on each front corner and has a vertical post railing. A large tripartite window is located to the south of a central front door; a similar tripartite window is located to the north under the lower front gable. The house has clapboard siding and small exposed beams with triangle braces. Rain gutters cover the roof joists.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

July 1922

\*P7. Owner and Address:

Robert E. Carty, Esperenza Carty

3720 Pershing Avenue

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map

Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 34 - North Park Dryden Historical District**  
453-091-17 3720 Pershing Avenue

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
July 1922

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: A.H. Riddell

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 3720 Pershing Avenue

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-091-17-00

**\*P3a. Description:**

One vinyl window has replaced a wood frame and sash window in the original opening. A wood railing has been added at the porch; however, the owner has stated that the railing has been in place since at least 1965.

P5a. Photo



P5b. Description of Photo:

View: Looking West

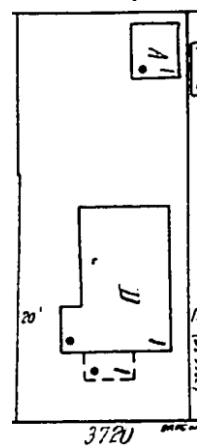
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1922

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

One vinyl window has replaced a wood frame and sash window in the original opening. A wood railing has been added at the porch; however, the owner has stated that the railing has been in place since at least 1965.

**P1. Other Identifier:**

\*P2. Location:  Not for Publication  Unrestricted

\*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 2628 Upas Street

City: San Diego

Zip: 92104

d. UTM: Zone: 10; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Parcel# 453-391-13

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Ralph Hurlburt & Charles Tifal completed this one-story Mission Revival style home for Jacob C. Goodbrod in February 1923. The house has textured stucco exterior walls and a continuous parapet that encloses the flat roof. A recessed arch with a geometric relief detail is located over a large, fixed single-pane window facing the street on the western wing of the house. The house is obscured from the street by a tall, twisted Juniper hedge. An aluminum carport is located on the east side of the house. A slightly pitched wooden roof covers the glass enclosed, entry-porch on the front of the house. Iron security bars cover many of the windows.

\*P3b. Resource Attributes: (List attributes and codes) HP2- Single Family Property

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

\*P6. Date Constructed/Age and

Sources:  Historic

Prehistoric  Both

February 1924

\*P7. Owner and Address:

Thomas Aycock, Carolee Aycock

2628 Upas Street

San Diego, CA 92104

\*P8. Recorded by: (Name,

affiliation, and address)

Daniel J. Marks, AIA, NCARB

Marks Architects

2643 Fourth Ave, San Diego 92103

\*P9. Date Recorded: 05/25/07

\*P10. Survey Type: (Describe)

Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments:  NONE

Location Map  Sketch Map

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Page 2 of 2

\*NRHP Status Code

\*Resource Name or # **Resource 124 - North Park Dryden Historical District**  
453-391-13 2628 Upas Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
February 1924

\*B7. Moved? No Yes Unknown Date:

Original Location:

\*B8. Related Features:

B9a. Architect: Ralph Hurlburt & Charles Tifal

b. Builder:

\*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28<sup>th</sup> Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

\*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

\*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

\*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)



\*Recorded by: Kelley Stanco, Senior Planner, City of San Diego \*Date: 2/22/2011  Continuation  Update

This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

**\*P2. Location:**

c. Address: 2628 Upas Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-391-13-00

**\*P3a. Description:**

A large addition was constructed at the front of the house. A thicker, historically inappropriate stucco texture has been applied to the house. A low retaining wall has been constructed at the front yard.

P5a. Photo



P5b. Description of Photo:

View: Looking North

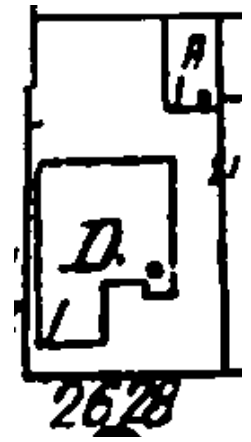
Date Taken: 11 January 2011

**\*P6. Date Constructed and Sources:**

Date: 1924

Source: Water & Sewer Records

Sanborn Map: 1950



**\*B6. Construction History:** (Construction date, alterations, and date of alterations)

A large addition was constructed at the front of the house. A thicker, historically inappropriate stucco texture has been applied to the house. A metal carport has been added at the east side of the house. A low retaining wall has been constructed at the front yard.