



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: June 14, 2011 REPORT NO. HRB-11-033

ATTENTION: Historical Resources Board
Agenda of June 23, 2011

SUBJECT: **ITEM 14 – North Park Dryden Historic District (2nd Hearing)**

APPLICANT: North Park Historical Society and Marks Architects, Inc.

LOCATION: Various addresses within the intensive survey area boundaries, defined by the alley between Villa Terrace and Pershing Avenue to the west; Upas Street to the South; and the rear property line of the properties on the east side of 28th Street to the east. The northern district boundary includes the properties on the north side of Landis Street, as well as all properties up through 3727 28th Street and 3728-32 Pershing Avenue (excluding 3718 and 3726 28th St. and 3719 and 3727 Pershing Ave.), Greater North Park Community, Council District 3

DESCRIPTION: Second hearing in the process to designate the North Park Dryden Historic District as a Historical Resource.

STAFF RECOMMENDATION

At this time, staff recommends that the Board:

1. Establish builder Edward F. Bryans as a Master Builder.
2. Designate the North Park Dryden Historic District under HRB Criterion A as a special element of the City and neighborhood's historical, social, economic, cultural and architectural development; HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction; and HRB Criterion D, as it reflects the quality design and construction work of several established Master Builders.



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3. Designate the following 100 Contributing Resources under HRB Criterion F:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
3405	28th Street	4534040600	5D1				
2812	Upas Street			3404	Pershing Avenue	4533911400	5D1
3411	28th Street	4534040500	5D1	3420	Pershing Avenue	4533911600	5D1
3412	28th Street	4533921100	5B	3424	Pershing Avenue	4533911700	5D1
3419	28th Street	4534040400	5D1	3423-25	Pershing Avenue	4533920300	5D1
3420	28th Street	4533921000	5D1	3432	Pershing Avenue	4533911800	5D1
3429	28th Street	4534040300	5D1	3439	Pershing Avenue	4533920101	5D1
3435	28th Street	4534040200	5D1	3444	Pershing Avenue	4533911900	5D1
3445	28th Street	4534040100	5B	3448	Pershing Avenue	4533912000	5D1
3446	28th Street	4533920700	5B	3503	Pershing Avenue	4533331200	5B
3505	28th Street	4534010700	5B	3510-12	Pershing Avenue	4533321700	5D1
3506	28th Street	4533332400	5B	3511	Pershing Avenue	4533331100	5D1
3519	28th Street	4534011400	5D1	3520-22	Pershing Avenue	4533321800	5D1
3520	28th Street	4533332200	5B	3530	Pershing Avenue	4533321900	5B
3528	28th Street	4533332100	5D1	3535	Pershing Avenue	4533330800	5D1
3536	28th Street	4533332000	5D1	3543	Pershing Avenue	4533330700	5D1
3544-46	28th Street	4533331900	5B	3544	Pershing Avenue	4533322100	5D1
3553	28th Street	4532440600	5B	3552	Pershing Avenue	4533322200	5D1
3554	28th Street	4533331800	5B	3553	Pershing Avenue	4533330600	5D1
3560	28th Street	4533331700	5D1	3562	Pershing Avenue	4533322300	5D1
3563	28th Street	4532440500	5B	3565-67	Pershing Avenue	4533330400	5D1
3571	28th Street	4532441400	5B	3570	Pershing Avenue	4533322400	5D1
3584	28th Street	4533331400	5D1	3578	Pershing Avenue	4533322500	5D1
3585	28th Street	4532440200	5B	3581-85	Pershing Avenue	4533330200	5D1
3594	28th Street	4533331300	5D1				
2777	Dwight Street			3584	Pershing Avenue	4533322600	5D1
3595	28th Street	4532440100	5D1	3592	Pershing Avenue	4533322800	5D1
3605	28th Street	4532410700	5D1	3593	Pershing Avenue	4533330100	5D1
3614	28th Street	4532322400	5B	3604	Pershing Avenue	4532311700	5D1
3619	28th Street	4532410900	5D1	3607	Pershing Avenue	4532321300	5D1
3629	28th Street	4532411000	5D1	3611	Pershing Avenue	4532321200	5D1
3635	28th Street	4532411100	5D1	3612-14	Pershing Avenue	4532311800	5D1
3638	28th Street	4532322100	5B	3619	Pershing Avenue	4532321100	5D1
3644	28th Street	4532322000	5D1	3620	Pershing Avenue	4532311900	5D1
3645	28th Street	4532411200	5B	3626-28	Pershing Avenue	4532312000	5D1
3660	28th Street	4532321800	5B	3635	Pershing Avenue	4532320900	5D1
3668	28th Street	4532321700	5D1	3638-40	Pershing Avenue	4532312100	5D1
3676	28th Street	4532321600	5B	3652	Pershing Avenue	4532312300	5D1
3686	28th Street	4532321500	5D1	3653	Pershing Avenue	4532320700	5D1
3696	28th Street	4532321400	5D1	3660	Pershing Avenue	4532312400	5D1
3706	28th Street	4530922700	5D1	3667	Pershing Avenue	4532320500	5D1
3711	28th Street	4531040500	5D1	3668-70	Pershing Avenue	4532312500	5D1
3719	28th Street	4531040400	5D1	3675	Pershing Avenue	4532320400	5D1
3727	28th Street	4531040300	5D1	3685	Pershing Avenue	4532320300	5D1
2801-03	Capps Street	4534011600	5D1	3691	Pershing Avenue	4532320200	5D1
2815-17	Capps Street	4534011100	5D1	3694	Pershing Avenue	4532312800	5B

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
2627	Dwight Street	4533322700	5D1	3706	Pershing Avenue	4530911500	5D1
2710	Landis Street	4530921300	5D1	3720	Pershing Avenue	4530911700	5D1
2715	Landis Street	4532320100	5D1	3728-32	Pershing Avenue	4530911800	5D1
2716	Landis Street	4530921400	5D1	2718	Upas Street	4533920600	5D1
2727-29	Landis Street	4532321400	5D1	2728	Upas Street	4533921300	5D1
2632-38	Myrtle Avenue	4533321600	5D1	2738	Upas Street	4533921400	5D1

4. Establish the following 36 properties as Non-Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
3430	28th Street	4533920900	6L	3410	Pershing Avenue	4533911500	6L
3438	28th Street	4533920800	6Z	3415	Pershing Avenue	4533920400	6L
3511	28th Street	4534011300	6Z	3429-33	Pershing Avenue	4533920200	6Z
3516	28th Street	4532321600	6L	3435	Pershing Avenue	4533920103	6Z
3529	28th Street	4534011500	6Z	3521	Pershing Avenue	4533331000	6L
3570	28th Street	4533331600	6L	3527	Pershing Avenue	4533330900	6L
3574	28th Street	4533331500	6L	3536	Pershing Avenue	4533322000	6L
3575	28th Street	4532440300	6L	3557-59	Pershing Avenue	4533330500	6L
3604	28th Street	4532322500	6Z	3575	Pershing Avenue	4533330300	6L
3611	28th Street	4532410800	6L	3629	Pershing Avenue	4532321000	6L
3620	28th Street	4532322300	6Z	3642-46	Pershing Avenue	4532312200	6L
3630	28th Street	4532322200	6L	3645	Pershing Avenue	4532320800	6L
3650-52	28th Street	4532321900	6L	3659-61	Pershing Avenue	4532320600	6L
3705	28th Street	4531040600	6Z	3676	Pershing Avenue	4532312600	6Z
3712	28th Street	4530922600	6L	3686	Pershing Avenue	4532312700	6Z
2628	Landis Street	4530911400	6Z	3712	Pershing Avenue	4530911600	6L
2704	Landis Street	4530921200	6L	2628	Upas Street	4533911300	6L
2707	Myrtle Avenue	4533920102	6Z	2704	Upas Street	4533920500	6L

This recommendation is based on the following findings:

1. The District is significant under HRB Criterion A as a special element of the City and North Park's historical, social and economic development. Specifically, the resource reflects the design and development of streetcar suburbs in the North Park neighborhood. Although the physical remnants of the streetcar itself, including the tract and overhead wiring, are no longer extant, the influence of the streetcar on both the location and architecture of the subdivision is evident today, representing a distinct and significant era in suburban development in San Diego.
2. The District is significant under HRB Criterion A as a special element of the City and North Park's cultural and architectural development. Specifically, the resource reflects a high concentration of quality design and construction, with a substantial number of individually significant structures.
3. The District is significant under HRB Criterion C as it embodies distinctive characteristics of various styles, types and period(s) of construction. Specifically, the resource reflects changes in architectural style preferences and aesthetics ranging from Arts and Crafts and Craftsman to Mission of the pre-Exposition period, to Spanish Revival styles of the post-Exposition period, and Minimal

Traditional and early Ranch styles of the pre-WWII period; all of which exemplify quality design and construction.

4. The District is significant under HRB Criterion D, as it reflects the quality design and construction work of several established Master Builders. Specifically, the resource reflects the work of David O. Dryden, Edward F. Bryans, Hurlburt and Tifal, Martin V. Melhorn and Alexander Schreiber.

BACKGROUND

This nomination is being brought before the Historical Resources Board (HRB) by the City of San Diego City Planning and Community Investment Department for consideration of designation as a Geographic/Traditional Historic District under the Land Development Code Section 123.0202 and HRB Policy 4.1, adopted April 25, 2002.

First Hearing

On April 29th and May 26th 2011 the Board held the first hearing for the North Park Historic District where the nomination was reviewed, deemed complete and forwarded to a second hearing for designation. The staff report and memo provided for these hearings are included as Attachments 1 and 2. At the first hearing the Board took the following actions:

1. Accepted the North Park Dryden Historic District boundary as proposed in the nomination.
2. Accepted the Historic Context without further direction.
3. Accepted the Statement of Significance with direction to staff to revise the District Record to better reflect the district's significance as a streetcar suburb under HRB Criterion A.
4. Accepted the Period of Significance of 1912-1941 as proposed in the nomination with direction to staff to clarify that the period of significance covers all aspects of significance.
5. Considered the classification of contributing and non-contributing resources with direction to staff to provide a focused presentation on the classification of specific properties raised by the Board, the applicants and property owners.
6. Accepted the nomination as complete and forwarded the district nomination to a second hearing for designation.

Staff Response to Board Direction

Based upon direction given by the Board at the first hearing, staff has made several modifications and clarifications to the district nomination. These modifications and clarifications include the following:

1. Prior changes to the nomination noted in strike-out/underline format for the May 26th hearing that were approved by the Board have been incorporated into the document and are no longer in strike-out/underline. New changes directed by the Board at the May 26th hearing are shown in strike-out/underline format in the attached revisions (Attachment 4.)
2. The Significance discussion on the District Record was revised to clarify that the 1912-1941 period of significance reflects all aspects of significance under all criteria.
3. The Significance discussion on the District Record was revised to better reflect the district's significance as a streetcar suburb under HRB Criterion A.
4. The Boundary Justification on the District Record was revised to state that the district "...encompasses a substantial geographic concentration of homes..." rather than "...encompasses a significant concentration of homes..."

5. The Building Structure and Object Records (BSORs) were revised to ensure that the architects and builders were listed in the appropriate field. The corrected forms are available in electronic format on the City’s website at <http://www.sandiego.gov/planning/programs/historical/agendas/board2011.shtml>
6. Parcels with multiple addresses were reviewed in an effort to ensure that separate units are adequately identified and documented. Additional details are provided below.
7. The proposed contributing and non-contributing status of the following properties raised by the Board, the applicants and property owners at prior hearings were re-evaluated. The staff recommendation based on the additional analysis is provided above.

3405	28th Street	2727-29	Landis Street
3511	28th Street	3415	Pershing Avenue
3516	28th Street	3429	Pershing Avenue
3519	28th Street	3535	Pershing Avenue
3529	28th Street	3557-59	Pershing Avenue
3630	28th Street	3565-67	Pershing Avenue
3705	28th Street	3604	Pershing Avenue
2815-17	Capps Street	3676	Pershing Avenue
2715	Landis Street		

ANALYSIS

Historical Significance of the North Park Dryden District

The North Park Dryden District lies at the northeast corner of Balboa Park and straddles the Park Villas and West End subdivisions. The District is an excellent example of a (1912-1941) streetcar suburb prior to the U.S. involvement in World War II containing an eclectic mix of architectural styles including Arts and Crafts, Craftsman Bungalow, Mission and Spanish Revival, and pre-war Minimal Traditional/early California Ranch homes built by a number of established Master Builders.

Establishing the historical significance of a district under the adopted HRB Historical District Policy is a two-step process which requires that one or more of criteria “a” through “k” identified in the District Policy be utilized in determining the significance of an area proposed for district designation. The district is then designated under the standard adopted Board Criteria A-E, as supported by the analysis under the District Policy criteria. Contributing resources are then designated under Criterion F. The significance criteria identified in the District Policy which apply to the North Park Dryden Historic District, and the corresponding HRB designation criteria are as follows.

“c.” Rare Past: A district which was once representative of common existence during a specific historic era but is now rare or unusual. Such as: an example of architecture, artistry, or design once common, now rare, or a function or use once common, now rare.

The District reflects early twentieth century streetcar suburb development representing a distinct and significant era in suburban development in San Diego. The electric streetcar, first introduced in 1887, quickly fostered a tremendous expansion of suburban growth across the country, allowing people to travel in ten minutes as far as they could walk in 30 minutes. In many places the development of real estate would closely follow the introduction of the streetcar, with

developers platting rectilinear subdivisions within a five or ten minute walk of the streetcar along its numerous stops. By keeping fares low, streetcars attracted a wide range of socio-economic classes, drawing middle and working classes to the city's periphery where land was cheaper, and became the primary means of transportation for all income levels. Although initially subdivided in the 1870s, a lack of public infrastructure and access limited development within the district area. Once work began on the streetcar lines through North Park in 1907, developers were quick to advertise the neighborhood's proximity to the new streetcar. Between 1910 and 1912, two of these new streetcar lines converged at the intersection of 30th Street and University Avenue, opening the area for development. The proposed District drew some of the most prominent designer-builders of the early 1900s with its unique building sites with views to Balboa Park. The influence of the streetcar on both the location and architecture of the neighborhood remains evident today.

This relates to HRB Criterion A, as a special element of the City and North Park's historical, social and economic development.

“d.” Development Progression: Neighborhoods or districts illustrating the progressive development of style and changes in architectural and cultural taste.

The District's period of significance, 1912-1941, represents several changes in architectural style preferences and aesthetics. The pre-World War I development reflects the Arts and Crafts and Craftsman philosophies of the early twentieth century. Development between the wars continues to reflect the Craftsman style, but also includes Period Revival Styles, especially the Mission and Spanish Revival styles popularized by the 1915 Panama-Pacific Exposition; as well as Minimal Traditional and early Ranch styles, which became popular and were used primarily as infill of the available lots that remained in the District after the Great Depression.

This relates to HRB Criterion C as the District embodies distinctive characteristics of various styles, types and period(s) of construction.

“i.” Craftsmanship: Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.

The North Park Dryden Historic District is characterized by resources ranging from Arts and Crafts and Craftsman to Mission and Spanish Revival which exemplify quality design and construction. In addition, the District is comprised of a remarkably high concentration of Master Builder constructed homes. According to research performed by the applicant, several Master Builders are responsible for the construction of homes within the boundaries of this district, including established Master Builder David O. Dryden (20), Master Builders Hurlburt and Tifal (2), Master Builder Melhorn Construction Co (1), Master Builder Alexander Schreiber (1) and proposed Master Builder Edward F. Bryans (15). Other builders include William Gibb, Charles Williams and Joseph Carlson Kelley.

This relates to HRB Criterion C in that it embodies distinctive characteristics of certain styles, types and period of construction; and HRB Criterion D as reflective of the notable work of several Master Builders.

“k.” Landmark Supportive: *District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.*

The North Park Dryden Historic District contains a high concentration of quality buildings, including 7 designated historical resources, 13 resources which have been identified by staff as potentially significant as individual resources in their current condition, and 1 resource that has a designation application pending with the City. These individually significant resources are interspersed with and supported by other resources of varying degrees of significance and integrity, which taken together have a higher value because of the total historic environment.

This relates to HRB Criterion A as reflecting special elements of the cultural and architectural development of the neighborhood; and HRB Criterion C as the District embodies distinctive characteristics of various styles, types and periods of construction and craftsmanship.

Parcels with Multiple Units

At the April 28th meeting, Boardmembers raised a question as to how properties with multiple structures are evaluated for contributing and non-contributing status, noting that the DPRs only documented structures at the front of the parcel. Additional analysis and documentation was achieved through GIS mapping to identify parcels with multiple addresses and analyzing those parcels to ensure that substantial secondary structures/units were identified. Minor accessory structures, including garages, were not included in this evaluation. Residential Building Records were obtained from the County Assessor’s office to determine whether the second units were attached or detached and when they were constructed.

In two instances, the structures on the properties had already been adequately documented. These included the property at 2632-38 Myrtle Avenue and the property with three addresses at 3435 Pershing Avenue, 3439 Pershing Avenue, and 2707 Myrtle Avenue, which were documented on separate Continuation Sheets by staff. In three instances, 3645 28th Street/2811 Landis Street, 3715-19 28th Street, and 3565-67 Pershing Avenue, the documentation did not clearly support the presence of a second unit. In these cases, the second address was removed and/or a note was added that the second unit may not be present.

Three properties located at 2801-03 Capps Street, 2727-29 Landis Street and 3510-12 Pershing Avenue were found to have units attached or within the original building envelope. These properties did not require any additional documentation other than to ensure that all addresses were noted on the DPR forms. Ten properties were found to have detached units built outside of the period of significance. In instances where the primary building contributes to the district, the second unit built outside of the period of significance will be excluded from the designation. Since these second units could not be considered significant, only the address, location and date of construction for the second unit were noted on the Continuation Sheets. These properties are:

3544-46 28 th Street	3557-59 Pershing Avenue	3668-70 Pershing Avenue
3650-52 28 th Street	3626-28 Pershing Avenue	3728-32 Pershing Avenue
3423-25 Pershing Avenue	3638-40 Pershing Avenue	
3520-22 Pershing Avenue	3659-61 Pershing Avenue	

Eight properties were identified with detached units built within the period of significance that warranted additional documentation. Staff conducted field work to photograph and assess these structures. The Continuation Sheets for these properties were updated to include the address, location and date of construction for the detached unit and a photograph. All revised Continuation Sheets are included as Attachment 5. The table below summarizes the staff review and analysis of these properties. In all cases where the primary resource is contributing, the secondary unit is included in the contributing status. Second units on non-contributing properties are considered non-contributing because the primary resource does not contribute to the district.

Address	Date Built	Configuration	APN	Staff Rec	Excluded or Included
3405 28 th Street	1941	Main House	4534040600	C	Included
2812 Upas Street	1941	Unit Over Garage			
3594 28 th Street	1925	Main House	4533331300	C	Included
2777 Dwight Street	1939	Unit Over Garage			
2815 Capps Street	1941	Unit Over Garage	4534011100	C	Included
2817 Capps Street	1941	House at Front			
3429-31 Pershing Ave	1913	Main House	4533920200	NC	NC
3433 Pershing Ave	1921	Detached at Rear			
3565 Pershing Ave	1941	Unit Over Garage	4533330400	C	Included
3567 Pershing Ave	1941	Main House			
3581-83 Pershing Ave	1941	Duplex at Rear	4533330200	C	Included
3585 Pershing Ave	1941	Main House			
3612 Pershing Ave	1917	Main House	4532311800	C	Included
3614 Pershing Ave	1924	Detached at Rear			
3642 Pershing Ave	1936	Detached at Rear	4532312200	NC	NC
3646 Pershing Ave	1921	Main House			

Changes to Contributing and Non-Contributing Recommendations

The staff recommendation regarding contributing and non-contributing resources has been revised since the last hearing. At the May 26th hearing, staff distributed a memo regarding the property at 2644 28th Street describing recent restoration work and the revised staff recommendation as a contributing resource. This recommendation is now reflected in the table at the beginning of this staff report. Additionally, at the May 29th hearing staff stated that the property at 2815-17 Capps Street would be re-evaluated at the request of the applicant to determine if a contributing status was warranted. Staff reviewed the documentation and conducted a site visit and determined that both structures on the property were built in 1941 within the period of significance in the Minimal Traditional style and retain integrity. Therefore, staff is now recommending that this property be designated as a contributing resource. Finally, when evaluating properties with multiple addresses, staff discovered that the property at 3612-3614 Pershing Avenue contained a detached unit at the rear of the property built in 1924 in the Craftsman style. Staff had previously recommended this property as non-contributing because the primary resource had been heavily damaged by fire. Although the property owner intends to restore and reconstruct the primary residence, work has not yet begun, which was the reason for the staff recommendation as non-contributing. However, given the presence of the second, intact unit built within the period of significance, and the

owner's intent to restore and reconstruct the primary residence, staff is now recommending that this property be designated as a contributing resource.

Property Owner Support

Additional communication from two property owners regarding their position in support or opposition to the establishment of the district was received since the last hearing. These two property owners had previously returned blank ballots and contacted staff to state that they were opposed to the designation of the district. As of the date of this report, staff has received 86 responses (63.2% of all properties in the district); 78 (57.3%) in favor, 8 (4.4%) opposed, and 2 (1.5%) blank.

CONCLUSION

At this time, staff recommends that the Board:

1. Establish builder Edward F. Bryans as a Master Builder.
2. Designate the North Park Dryden Historic District under HRB Criterion A as a special element of the City and neighborhood's historical, social, economic, cultural and architectural development; HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction; and HRB Criterion D, as it reflects the quality design and construction work of several established Master Builders.
3. Designate Contributing and Non-Contributing Resources as described above.

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation as a Contributing Resource within the District include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

KS/cw

Attachment(s):

1. Staff Report HRB-11-025 (without attachments)
2. Staff Memo dated May 19, 2011 (without attachments)
3. Draft Resolution
4. Revised Executive Summary, Methodology, District Record, Boundary Justification, and Historic Context and Statement of Significance (under separate cover)
5. Revised Continuation Sheets (under separate cover)
6. Information on David Dryden provided by Boardmember Jarmusch (under separate cover)



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: April 14, 2011 REPORT NO. HRB-11-025

ATTENTION: Historical Resources Board
Agenda of April 28, 2011

SUBJECT: **ITEM 13 – North Park Dryden Historic District (1st Hearing)**

APPLICANT: North Park Historical Society

LOCATION: Various addresses within the intensive survey area boundaries, defined by the alley between Villa Terrace and Pershing Drive to the west; Upas Street to the South; and the rear property line of the properties on the east side of 28th Street to the east. The northern district boundary includes the properties on the north side of Landis Street, as well as all properties up through 3727 28th Street and 3728-32 Pershing Avenue; Greater North Park Community; Council District 3

DESCRIPTION: Review the North Park Dryden Historic District nomination; take public testimony; consider the level of owner support for the establishment of the district; provide direction to staff regarding the content of the nomination, including the district boundary, historical context, statement of significance, period of significance, and classification of all contributing and non-contributing resources; determine whether the district nomination is complete based upon this direction; and forward to a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.



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STAFF RECOMMENDATION

At this time, staff recommends that the Board:

1. Accept the proposed District Boundary, with or without further direction;
2. Accept the proposed Historical Context, with or without further direction;
3. Accept the proposed Statement of Significance, with or without further direction;
4. Accept the proposed Period of Significance of 1912-1941, with or without further direction;
5. Review the information provided to support the establishment of Edward F. Bryans as a Master Builder and forward the issue to the second hearing for consideration.
6. Consider the classification of the following 97 properties as Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
3405	28th Street	4534040600	5D1	3424	Pershing Avenue	4533911700	5D1
3411	28th Street	4534040500	5D1	3425	Pershing Avenue	4533920300	5D1
3419	28th Street	4534040400	5D1	3432	Pershing Avenue	4533911800	5D1
3420	28th Street	4533921000	5D1	3439	Pershing Avenue	4533920101	5D1
3429	28th Street	4534040300	5D1	3444	Pershing Avenue	4533911900	5D1
3435	28th Street	4534040200	5D1	3448	Pershing Avenue	4533912000	5D1
3445	28th Street	4534040100	5B	3503	Pershing Avenue	4533331200	5B
3506	28th Street	4533332400	5B	3535	Pershing Avenue	4533330800	5D1
3519	28th Street	4534011400	5D1	3553	Pershing Avenue	4533330600	5D1
3528	28th Street	4533332100	5D1	3562	Pershing Avenue	4533322300	5D1
3560	28th Street	4533331700	5D1	3570	Pershing Avenue	4533322400	5D1
3563	28th Street	4532440500	5B	3578	Pershing Avenue	4533322500	5D1
3584	28th Street	4533331400	5D1	3584	Pershing Avenue	4533322600	5D1
3585	28th Street	4532440200	5B	3585	Pershing Avenue	4533330200	5D1
3594	28th Street	4533331300	5D1	3592	Pershing Avenue	4533322800	5D1
3595	28th Street	4532440100	5D1	3604	Pershing Avenue	4532311700	5D1
3605	28th Street	4532410700	5D1	3611	Pershing Avenue	4532321200	5D1
3614	28th Street	4532322400	5B	3619	Pershing Avenue	4532321100	5D1
3619	28th Street	4532410900	5D1	3620	Pershing Avenue	4532311900	5D1
3629	28th Street	4532411000	5D1	3653	Pershing Avenue	4532320700	5D1
3635	28th Street	4532411100	5D1	3660	Pershing Avenue	4532312400	5D1
3645	28th Street	4532411200	5B	3667	Pershing Avenue	4532320500	5D1
3660	28th Street	4532321800	5B	3675	Pershing Avenue	4532320400	5D1
3668	28th Street	4532321700	5D1	3685	Pershing Avenue	4532320300	5D1
3676	28th Street	4532321600	5B	3691	Pershing Avenue	4532320200	5D1
3686	28th Street	4532321500	5D1	3694	Pershing Avenue	4532312800	5B
3696	28th Street	4532321400	5D1	3706	Pershing Avenue	4530911500	5D1
3706	28th Street	4530922700	5D1	3720	Pershing Avenue	4530911700	5D1
3727	28th Street	4531040300	5D1	3420	Pershing Avenue	4533911600	5D1
3412	28th Street	4533921100	5B	3510-12	Pershing Avenue	4533321700	5D1
3446	28th Street	4533920700	5B	3511	Pershing Avenue	4533331100	5D1
3505	28th Street	4534010700	5B	3520-22	Pershing Avenue	4533321800	5D1
3520	28th Street	4533332200	5B	3530	Pershing Avenue	4533321900	5B
3536	28th Street	4533332000	5D1	3543	Pershing Avenue	4533330700	5D1
3546	28th Street	4533331900	5B	3544	Pershing Avenue	4533322100	5D1

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
3553	28th Street	4532440600	5B	3552	Pershing Avenue	4533322200	5D1
3554	28th Street	4533331800	5B	3565-67	Pershing Avenue	4533330400	5D1
3571	28th Street	4532441400	5B	3593	Pershing Avenue	4533330100	5D1
3638	28th Street	4532322100	5B	3607	Pershing Avenue	4532321300	5D1
3711	28th Street	4531040500	5D1	3626-28	Pershing Avenue	4532312000	5D1
3715-19	28th Street	4531040400	5D1	3635	Pershing Avenue	4532320900	5D1
2801-03	Capps Street	4534011600	5D1	3638-40	Pershing Avenue	4532312100	5D1
2627	Dwight Street	4533322700	5D1	3652	Pershing Avenue	45323123	5D1
2715	Landis Street	4532320100	5D1	3668-70	Pershing Avenue	4532312500	5D1
2716	Landis Street	4530921400	5D1	3728-32	Pershing Avenue	4530911800	5D1
2710	Landis Street	4530921300	5D1	2718	Upas Street	4533920600	5D1
2727-29	Landis Street	4532320200	5D1	2738	Upas Street	4533921400	5D1
2632-38	Myrtle Avenue	4533321600	5D1	2728	Upas Street	4533921300	5D1
3404	Pershing Avenue	4533911400	5D1				

7. Consider the classification of the following 39 properties as Non-Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
3430	28th Street	4533920900	6L	3410	Pershing Avenue	4533911500	6L
3438	28th Street	4533920800	6Z	3415	Pershing Avenue	4533920400	6L
3511	28th Street	4534011300	6Z	3435	Pershing Avenue	4533920103	6Z
3529	28th Street	4534011500	6Z	3629	Pershing Avenue	4532321000	6L
3574	28th Street	4533331500	6L	3645	Pershing Avenue	4532320800	6L
3575	28th Street	4532440300	6L	3676	Pershing Avenue	4532312600	6Z
3604	28th Street	4532322500	6Z	3686	Pershing Avenue	4532312700	6Z
3611	28th Street	4532410800	6L	3712	Pershing Avenue	4530911600	6L
3620	28th Street	4532322300	6Z	3429-33	Pershing Avenue	4533920200	6Z
3630	28th Street	4532322200	6L	3521	Pershing Avenue	4533331000	6L
3644	28th Street	4532322000	6L	3527	Pershing Avenue	4533330900	6L
3650	28th Street	4532321900	6L	3536	Pershing Avenue	4533322000	6L
3705	28th Street	4531040600	6Z	3557-59	Pershing Avenue	4533330500	6L
3516	28th Street	4532321600	6L	3575	Pershing Avenue	4533330300	6L
3570	28th Street	4533331600	6L	3612-14	Pershing Avenue	4532311800	6L
3712	28th Street	4530922600	6L	3642-46	Pershing Avenue	4532312200	6L
2815-17	Capps Street	4534011100	6Z	3659-61	Pershing Avenue	4532320600	6L
2628	Landis Street	4530911400	6Z	2628	Upas Street	4533911300	6L
2704	Landis Street	4530921200	6L	2704	Upas Street	4533920500	6L
2707	Myrtle Avenue	4533920102	6Z				

8. Find that the nomination is complete based upon this direction, and direct staff to docket the North Park Dryden District nomination for a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

BACKGROUND

This nomination is being brought before the Historical Resources Board (HRB) by the North Park Historical Society for consideration of designation as a Geographic/Traditional Historic District under HRB Policy 4.1, adopted April 25, 2002.

District Policy

The HRB's Historical District Policy on Establishing Historical Districts, adopted January 7, 1977 and amended most recently by the HRB on April 25, 2002 is the Board's current adopted policy which guides the designation of historic districts (Attachment 1). The North Park Dryden Historic District is being proposed as a Geographic/Traditional Historic District, which is defined by the current policy as a "a finite group of resources related to one another in a clearly distinguishable way and within a geographically definable area which have related character, architectural styles, interrelationships, and physical proximity and association." The Policy requires that a nomination for a Geographic/Traditional Historic District provide the following: 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; identification of District Features deemed essential to the maintenance of the district's architectural and/or historic integrity; and if necessary, Development and Design Guidelines to provide an appropriate context for the application of US Secretary of Interior's Standards when considering a project's impact on a historic district.

In addition, when the district nomination is submitted by an applicant other than the City of San Diego, the Policy requires that the applicant submit a petition signed by a "substantial number or a majority" of the property owners in support of the district nomination. Based on experience with prior community-led district efforts, the City has supplemented this requirement with a City-initiated balloting effort of all property owners within the District boundary. Self-addressed stamped ballots were mailed to property owners on March 23, 2011. Owners were asked to respond by April 8th. To date, the City has received ballots from 76 of the 136 properties within the district boundary. Of those, 68 are in support of the district, 5 are opposed to the district, and 3 were returned unmarked, reflecting 50%, 4% and 2% of all property owners in the district, respectively.

The current policy requires review by the Policy Subcommittee and two hearings by the full HRB. The first hearing is intended to allow the Board to "evaluate the completeness and adequacy of the information submitted establishing the significance of the proposed historical district at a regularly scheduled Board meeting. If the information submitted is found adequate, a second noticed public hearing shall be scheduled for the next available Board hearing". At the second hearing, the Board will "hear public testimony on the establishment of the historical district, and take appropriate action." While public noticing is required only for the second hearing when the designation action is taken, staff has notified all property owners 10 business days in advance of the first hearing on April 28, 2011.

The History of the District Effort

The proposed district was originally identified in the 1996 Greater Mid-City Reconnaissance Survey as the David O. Dryden District. The survey identified the boundaries currently proposed with this nomination and identified potential contributing resources. In 2004, the North Park Historical Society (then a committee of the North Park Community Association) began the intensive level survey work and outreach required to pursue designation of the district. The applicants researched the history of the neighborhood and its builders, conducted public outreach meetings, and completed survey work, documenting each property within the district boundary. The applicant submitted the nomination to the City in May of 2007.

Staff reviewed the nomination for completeness in mid-2008 and met with the applicants to discuss possible issues with the proposed district and revisions to the nomination. Concerns centered around the proposed boundary, which reflected the 1996 Mid-City survey boundary but did not provide much elaboration beyond that; the district name, which was focused on David Dryden, who built only a small percentage of the overall properties in the district; and the need to strengthen the context and statement of significance. Following the meeting, the applicants began additional research and analysis and submitted a supplemental nomination package in January of 2009. At the same time the supplemental material was submitted, staff was entering into a contract with a historic consultant to survey the North Park community in conjunction with the Community Plan update. Staff asked the consultant to evaluate the proposed district in the context of the larger North Park community, and to provide recommendations regarding boundaries and contributing and non-contributing resources. The consultant's recommendations were provided to staff in 2010.

Staff resumed active processing of the nomination in December of 2010. In January and February of 2011 staff conducted a site inspection, reviewing each property within the district boundary and comparing it to the survey form provided by the applicant; photographed all properties within the district; prepared Continuation Sheets for all properties, supplementing and updating the information in the DPR 523A and 523B forms; and completed a thorough analysis of each property, including referencing Sanborn Maps to verify modifications, which resulted in a detailed staff analysis and recommendation regarding the classification of each property within the district.

On February 14, 2011 staff presented the nomination to the Policy Subcommittee for comment and direction. At the meeting, staff asked the Subcommittee to comment on several specific points. First, staff asked the Subcommittee to address the proposed boundary, which the Subcommittee found appropriate. Second, staff asked the Subcommittee to comment on an appropriate period of significance. The applicant's nomination indicated 1912-1941; however, staff noted during review of the nomination that all but 6 of the properties were built by 1926. The Subcommittee recommended that the applicant's proposed period of significance be used. Lastly, staff asked the Subcommittee to comment on the district name. The applicant's nomination proposed "North Park Dryden District". Staff was concerned that the name reflected only one aspect of the district's significance, its association with Dryden, who built only a small percentage of the homes. Staff recommended a name that reflected the two underlying

subdivisions, but this option was not favored because the district does not include either subdivision in its entirety. Ultimately, the Subcommittee was undecided in regard to the name.

On Saturday, February 26, 2011, staff hosted a community workshop for property owners within the proposed district to update them on the progress of the district effort, provide information regarding the significance of the district and how district designation would impact their property, and answer questions. The workshop was fairly well attended with just under 30 of the 136 properties from the District represented, most of whom indicated their support for the establishment of the District by the end of the workshop. Concern and opposition revolved around additional government regulation of private property and impacts to property values. At the workshop, the issue of the district name was raised, and property owners expressed interest in voting on the name as part of the balloting process. Four naming options were proposed during the balloting. Of the 76 ballots returned, 43 (57%) favored the name proposed by the applicants, the “North Park Dryden District.”

ANALYSIS

Historic Context

The Historic Context of the North Park Dryden District is summarized here, largely through excerpts from the nomination. For the complete Historic Context, please refer to the district nomination.

The proposed district 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). 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 28th streets.

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 30th Street, the proposed District drew some of the most prominent designer-builders of the early 1900s with its unique building sites. 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. 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. In addition, the neighborhood was favored by Edward F. Bryans, who built 15 homes in the proposed District and is proposed as a Master Builder.

The residents attracted to the neighborhood included some of North Park's most prominent business people. Emil Klicka lived at 3506 28th Street and later at 3404 Pershing Avenue. His brother George Klicka lived at 3543 Pershing Avenue. The Klicka brothers were the owners of the Klicka Lumber Company located on 30th just north of University Avenue, and Emil was the developer of the North Park Theater. John Held, a City Council member during the 1915/16 Exposition, lived at 3562 Pershing Avenue. Charles Small, manager of the Bishop Cracker & Candy Company who worked toward improvements of Pershing Avenue through the park, lived at 3527 Pershing Avenue. Dudley D. Williams, national executive for the Piggly Wiggly grocery store chain, lived at 3594 28th Street. 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.

Edward F. Bryans

Bryans was born in Minnesota on April 16, 1881 of Irish parents. 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 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. Bryans died August 12, 1973 at the age of 92.

Bryans built residences throughout San Diego. 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 at 3694 Texas Street, on 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 he constructed within the proposed district on Pershing Avenue were obtained from 1913 to 1923. Other streets that Bryans built houses on include 28th, 29th, Dale, Granada, Mississippi, Palm, and Upas.

Bryans is also responsible for the construction of 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. The Statement of Significance for the potential 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 the boundaries have been credited to him. In addition to the apartment buildings listed above Bryans is credited with the construction of

apartment buildings at 3402, 3436, 3521, 3525, and 3611 Park Boulevard, as well as apartments at 1634, 1646, and 1652 Upas Street. 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 that are included in the nomination.

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.” 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.

A number of building built by Bryans have been listed on the City’s register. These include HRB Site #495 and #558. Bryans’ buildings are well-executed and are of quality design and craftsmanship. Based upon this new information regarding the scope and quality of his work, staff recommends that Edward F. Bryans be established as a Master Builder.

Historical Significance of the North Park Dryden District

The North Park Dryden District lies at the northeast corner of Balboa Park and straddles the Park Villas and West End subdivisions. The District is an excellent example of a (1912-1941) suburban residential development prior to the U.S. involvement in World War II containing an eclectic mix of architectural styles including Arts and Crafts, Craftsman Bungalow, Mission and Spanish Revival, and pre-war Minimal Traditional/early California Ranch homes built by a number of established Master Builders.

Establishing the historical significance of a district under the adopted HRB Historical District Policy is a two-step process which requires that one or more of criteria “a” through “k” identified in the District Policy be utilized in determining the significance of an area proposed for district designation. The district is then designated under the standard adopted Board Criteria A-E, as supported by the analysis under the District Policy criteria. Contributing resources are then designated under Criterion F. The significance criteria identified in the District Policy which apply to the North Park Dryden District, and the corresponding HRB designation criteria are as follows:

“d.” Development Progression: *Neighborhoods or districts illustrating the progressive development of style and changes in architectural and cultural taste.*

The District’s period of significance, 1912-1941, represents several changes in architectural style preferences and aesthetics. The pre-World War I development reflects the Arts and Crafts and Craftsman philosophies of the early twentieth century. Development between the wars continues to reflect the Craftsman style, but also includes Period Revival Styles, especially the Mission and Spanish Revival styles popularized by the 1915 Panama-Pacific Exposition; as well as Minimal Traditional and early Ranch styles, which became popular and were used primarily as infill of the available lots that remained in the District after the Great Depression.

This relates to HRB Criterion C as the District embodies distinctive characteristics of various styles, types and period(s) of construction.

“i.” Craftsmanship: *Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.*

The North Park Dryden District is characterized by resources ranging from Arts and Crafts and Craftsman to Mission and Spanish Revival which exemplify quality design and construction. In addition, the District is comprised of a remarkably high concentration of Master Builder constructed homes. According to research performed by the applicant, several Master Builders are responsible for the construction of homes within the boundaries of this district, including established Master Builder David O. Dryden (20), Master Builders Hurlburt and Tifal (2), Master Builder Melhorn Construction Co (1), Master Builder Alexander Schreiber (1) and proposed Master Builder Edward F. Bryans (15). Other builders include William Gibb, Charles Williams and Joseph Carlson Kelley.

This relates to HRB Criterion C in that it embodies distinctive characteristics of certain styles, types and period of construction; and HRB Criterion D as reflective of the notable work of several Master Builders and Master Architects.

“k.” Landmark Supportive: *District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.*

The North Park Dryden District contains a high concentration of quality buildings, including 7 designated historical resources, 13 resources which have been identified by staff as potentially significant as individual resources in their current condition, and 1 resource that has an application pending in the queue. These individually significant resources are interspersed with and supported by other resources of varying degrees of significance and integrity, which taken together have a higher value because of the total historic environment.

This relates to HRB Criterion A as reflecting special elements of the cultural and architectural development of the neighborhood; and HRB Criterion C as the District embodies distinctive characteristics of various styles, types and periods of construction and craftsmanship.

Assessing Integrity

The applicants based many of the classifications of contributing and non-contributing resources on those identified in the 1996 Mid-City Reconnaissance Survey. In completing our review of the North Park Dryden District nomination, staff reviewed each resource within the district, physically visiting each site, referencing the DPR forms and Sanborn Maps, and utilizing our own professional experience in assessing architectural integrity to determine whether or not we concurred with the assessment of the buildings, their integrity and the classification of

contributing and non-contributing resources. In some instances staff identified modifications not identified by the applicant. To address these previously unidentified modifications and changes in the condition of the sites in the years between the applicant's survey work and staff's field check, Continuation Sheets were prepared by staff for all properties in the district. In addition, staff's determination regarding the impact of modifications on a resource's ability to convey the significance of the district differed from that of the applicants' and resulted in additional non-contributing resources identified by staff.

Identifying Contributing and Non-Contributing Resources

The adopted Board Policy on the Establishment of Historic District states that, "Generally a Geographic Historic District should have a minimum of 50% contributing sites, and ideally 65% or more." Of the 136 properties within the North Park Dryden District, the applicant proposed 124 properties as contributing and 12 properties as non-contributing.

In our review of the district nomination, staff reevaluated each resource within the proposed district and assessed how singular and cumulative modifications impact the integrity of a resource and the resource's ability to convey the significance of the district. The District Policy defines contributing resources as those resources "that meet the significance characteristic of the District" and non-contributing resources as those resources "that have been substantially modified so that they no longer contribute to the historical integrity of the district, or sites that were developed subsequently and have no inherent historical significance or features." In other words, if a resource was built within the District's period of significance, it must retain sufficient integrity to convey why the district is significant. The North Park Dryden District's significance is grounded in quality architecture that embodies distinctive characteristics of a given style, type or period of construction which is related to streetcar suburb development. Therefore, a resource cannot be so altered that it no longer exhibits the distinctive characteristics or quality of a given architectural style.

The significance of the resources as contributing as opposed to individually significant resources was taken into consideration when conducting this analysis. Modifications which may not be acceptable on an individually significant resource may be acceptable on a contributing resource. Examples may include enclosing a porch with windows and leaving the original framing of the porch intact and evident, or replacing one or more windows with non-historic wood or vinyl windows. However, resources which have undergone significant singular or cumulative minor to moderate modifications, such as a porch enclosure coupled with window replacements and a minor addition, or a porch enclosure which does not leave the original framing intact, may no longer be eligible as a contributor to the district because the quality and character of the architecture is impaired to such an extent that the resource no longer conveys the significance of the district.

When evaluating each resource for its ability to convey this significance as part of a larger whole, staff ultimately disagreed with the classification of 30 resources identified by the applicant as contributing and is recommending classification of these properties as non-contributing resources due to cumulative or substantial modifications. In addition, staff also disagreed with the classification of 4 resources identified by the applicant as non-contributing and is recommending classification of these properties as contributing resources. The discrepancies between the

applicant's proposed classification of resources and staff's recommendations regarding classification of resources were called out in grey on the spreadsheet in Attachment 2. In addition, Continuation Sheets prepared by staff and included in the nomination binder elaborate on the modifications and level of integrity identified that resulted in the recommended classifications.

Staff is recommending that, of the 136 properties within the North Park Dryden District, 97 properties be classified as contributing and 39 properties as non-contributing, which results in 71% (percent) of the resources in the proposed district identified as contributing to the significance of the district, well above the District Policy minimum of 50% and recommended 65%. Staff is requesting that the Board review all recommendations regarding classification of contributing and non-contributing resources and provide direction regarding changes to those classifications at the first hearing. This will allow time to make changes to the document and notify property owners of the likely status of their property prior to the second hearing. The decision to designate the district and all identified contributors at the second hearing will require the vote of six Boardmembers, consistent with any designation action.

CONCLUSION

At this time, staff recommends that the Board:

1. Accept the proposed District Boundary, with or without further direction;
2. Accept the proposed Historical Context, with or without further direction;
3. Accept the proposed Statement of Significance, with or without further direction;
4. Accept the proposed Period of Significance of 1912-1941, with or without further direction;
5. Review the information provided to support the establishment of Edward F. Bryans as a Master Builder and forward the issue to the second hearing for consideration;
6. Consider the classification of the 97 properties identified by staff as Contributing Resources;
7. Consider the classification of the 39 properties identified by staff as Non-Contributing Resources; and
8. Find that the nomination is complete based upon this direction, and direct staff to docket the North Park Dryden District nomination for a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison


KS/cw

Attachments:

1. Adopted Board Policy on the Establishment of Historic Districts
2. Spreadsheet listing of Contributing and Non-Contributing Resources as proposed by both the applicants and staff
3. North Park Dryden Historic District nomination, including supplemental Continuation Sheets prepared by staff (under separate cover)

CITY OF SAN DIEGO
M E M O R A N D U M

DATE: May 19, 2011

TO: Historical Resources Board and Interested Parties 

FROM: Kelley Stanco, Senior Planner

SUBJECT: **ITEM 5 –North Park Dryden Historic District (1st Hearing)
Continued from April 2011**

This item was continued from the April 28, 2011 hearing in order to address Board comments regarding the North Park Dryden Historic District Nomination. At the hearing, the Board directed staff to revise aspects of the nomination and to respond to some questions and concerns. These items have been addressed, as detailed below with Board direction listed first followed by the staff action or response. Staff has also made other minor revisions to the nomination which are not detailed below. However, all revisions to the nomination have been made in strike-out/underline format with moved text highlighted in grey. The revised pages are included as an attachment to this memo.

1. Much of the information provided in the Supplemental Boundary Justification would be better placed in the Context and Statement of Significance.
 - The text, highlighted in grey, was moved under a new “Context” heading prior to the Statement of Significance.
2. The nomination must be revised to address district criteria “a”-“k” found in the adopted District Policy.
 - The Statement of Significance has been revised to include a discussion of district criteria “a”-“k” as well as HRB Designation Criteria A-E, with a brief description of how significance is established.
3. The boundary justification on the DPR District Record should be revised to clarify that the boundary encompasses a significant concentration of resources retaining integrity.
 - The boundary justification has been revised as requested.
4. The nomination must be revised to clarify that the district is eligible under HRB Criterion A, and is not eligible under HRB Criterion B.
 - The Executive Summary, DPR District Record and Statement of Significance have all been revised to state that the district is eligible for designation under Criterion A, but not Criterion B.

5. The proposed District name should be re-evaluated.
 - The naming of the proposed district has been the subject of considerable thought and deliberation. Traditional naming practice based on the underlying subdivision is not appropriate because the district straddles two subdivisions without including either in its entirety. The issue was raised at the Policy Subcommittee meeting with no resolution. At the February 26th Workshop, property owners were made aware of the naming issue and expressed interest in voting on a district name as part of the balloting process. Staff developed four options that attempted to tie the district to a place and capture the significance of the district. Owners were asked to select one of these four naming options:
 - i. The North Park Dryden Historic District
 - ii. The North Park Dryden/Bryans Historic District
 - iii. The 28th and Pershing Dryden Historic District
 - iv. The 28th and Pershing Dryden/Bryans Historic District

Of these options, “The North Park Dryden Historic District” received by far the most votes. This is likely due in large part to the fact that the area has been known as the Dryden District since it was first identified in the 1996 Mid-City Reconnaissance Survey. Given that the name identifies a place, captures an aspect of the district’s significance, and has gained a significant amount of recognition and familiarity in the community, staff supports the use of “The North Park Dryden Historic District” name.

6. Dryden’s partnership with his wife and her contributions to the construction of his homes should be noted in the nomination.
 - The DPR District Record and Statement of Significance have been revised to include information regarding Isabel Dryden’s contributions.
7. The Building, Structure and Object Records (BSORs) for the resources within the district have, in a number of instances, listed the builder as the architect. This information needs to be corrected.
 - Staff is currently working on these revisions. BSORs will not be reprinted and distributed, but will be available electronically prior to the June hearing.
8. The DPR form for Don Covington’s house should include a notation that he was associated with that house.
 - Mr. Covington’s house at 3446 28th Street is designated as HRB Site #456. Mr. and Mrs. Covington were responsible for the designation of the house in 2001, and their ownership and residency is included in the individual designation file.

Boardmembers also indicated that questions would be raised at the May hearing regarding the contributing or non-contributing status of several properties. Staff will be prepared to address these properties, the properties that have requested to be re-classified, and the property at 3644 28th Street, which staff is currently re-evaluating. Additionally, Boardmembers have requested

clarification regarding the identification, classification and regulation of properties with detached rear units. Staff is currently evaluating this issue to see if additional information or clarification is warranted.

Finally, the Board expressed some concern based on public testimony regarding property owner awareness and understanding of the district effort and its implications. Staff is conducting an additional property owner workshop on Thursday, May 18th to specifically address regulation, processing and the Standards. All property owners of record, as well as all addresses within the district boundary have been noticed of the May 18th Workshop and May 26th Hearing.

At this time, the staff continues to recommend that the Board:

1. Accept the proposed District Boundary, with or without further direction;
2. Accept the proposed Historical Context, with or without further direction;
3. Accept the proposed Statement of Significance, with or without further direction;
4. Accept the proposed Period of Significance of 1912-1941, with or without further direction;
5. Review the information provided to support the establishment of Edward F. Bryans as a Master Builder and forward the issue to the second hearing for consideration;
6. Consider the classification of the 97 properties identified by staff as Contributing Resources;
7. Consider the classification of the 39 properties identified by staff as Non-Contributing Resources; and
8. Find that the nomination is complete based upon this direction, and direct staff to docket the North Park Dryden District nomination for a second HRB hearing for designation as a historic district. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

Attachments:

1. HRB Staff Report No. HRB-11-025 (without attachments)
2. Revised North Park Dryden Historic District Nomination pages (under separate cover)

RESOLUTION NUMBER N/A
ADOPTED ON 6/23/2011

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on June 23, 2011 to consider the historical designation of the North Park Dryden Geographic/Traditional Historic District (with various property owners) located at various addresses within the intensive survey area boundaries, defined by the alley between Villa Terrace and Pershing Avenue to the west; Upas Street to the South; and the rear property line of the properties on the east side of 28th Street to the east. The northern district boundary includes the properties on the north side of Landis Street, as well as all properties up through 3727 28th Street and 3728-32 Pershing Avenue (excluding 3718 and 3726 28th St. and 3719 and 3727 Pershing Ave.); in the City of San Diego, County of San Diego, State of California; and

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

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. xxx [xxx-xxx]**, and

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

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the North Park Dryden Geographic/Traditional Historic District with a period of significance of 1912-1941 on the following findings, which are further supported by the staff report, the historical district nomination, and written and oral evidence presented at the designation hearing:

(1) The District is significant under HRB Criterion A as a special element of the City and North Park's historical, social and economic development. Specifically, the resource reflects the design and development of streetcar suburbs in the North Park neighborhood. Although the physical remnants of the streetcar itself, including the tract and overhead wiring, are no longer extant, the influence of the streetcar on both the location and architecture of the subdivision is evident today, representing a distinct and significant era in suburban development in San Diego.

(2) The District is significant under HRB Criterion A as a special element of the City and North Park's cultural and architectural development. Specifically, the resource reflects a high concentration of quality design and construction, with a substantial number of individually significant structures.

(3) The District is significant under HRB Criterion C as it embodies distinctive characteristics of various styles, types and period(s) of construction. Specifically, the resource reflects changes in architectural style preferences and aesthetics ranging from Arts and Crafts and Craftsman to Mission of the pre-Exposition period, to Spanish Revival styles of the post-Exposition period, and Minimal Traditional and early Ranch styles of the pre-WWII period; all of which exemplify quality design and construction.

(4) The District is significant under HRB Criterion D, as it reflects the quality design and construction work of several established Master Builders. Specifically, the resource reflects the work of David O. Dryden, Edward F. Bryans, Hurlburt and Tifal, Martin V. Melhorn and Alexander Schreiber.

BE IT FURTHER RESOLVED, that the following properties have been identified as Contributing Resources to the North Park Dryden Geographic/Traditional Historic District and shall be designated under HRB Criterion F. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Contributing Resources, and will be eligible for all benefits of historic designation:

HRB Site #	St #	St Name	APN	Legal Description	Status Code
xxx-xxx	3405 2812	28th Street Upas Street	4534040600		5D1
xxx-xxx	3411	28th Street	4534040500		5D1
xxx-xxx	3412	28th Street	4533921100		5B
xxx-xxx	3419	28th Street	4534040400		5D1
xxx-xxx	3420	28th Street	4533921000		5D1
xxx-xxx	3429	28th Street	4534040300		5D1
xxx-xxx	3435	28th Street	4534040200		5D1
xxx-xxx	3445	28th Street	4534040100		5B
xxx-xxx	3446	28th Street	4533920700		5B
xxx-xxx	3505	28th Street	4534010700		5B
xxx-xxx	3506	28th Street	4533332400		5B
xxx-xxx	3519	28th Street	4534011400		5D1
xxx-xxx	3520	28th Street	4533332200		5B
xxx-xxx	3528	28th Street	4533332100		5D1
xxx-xxx	3536	28th Street	4533332000		5D1
xxx-xxx	3544-46	28th Street	4533331900		5B
xxx-xxx	3553	28th Street	4532440600		5B
xxx-xxx	3554	28th Street	4533331800		5B
xxx-xxx	3560	28th Street	4533331700		5D1
xxx-xxx	3563	28th Street	4532440500		5B
xxx-xxx	3571	28th Street	4532441400		5B
xxx-xxx	3584	28th Street	4533331400		5D1
xxx-xxx	3585	28th Street	4532440200		5B
xxx-xxx	3594 2777	28th Street Dwight Street	4533331300		5D1
xxx-xxx	3595	28th Street	4532440100		5D1
xxx-xxx	3605	28th Street	4532410700		5D1
xxx-xxx	3614	28th Street	4532322400		5B
xxx-xxx	3619	28th Street	4532410900		5D1
xxx-xxx	3629	28th Street	4532411000		5D1
xxx-xxx	3635	28th Street	4532411100		5D1
xxx-xxx	3638	28th Street	4532322100		5B
xxx-xxx	3644	28th Street	4532322000		5D1
xxx-xxx	3645	28th Street	4532411200		5B
xxx-xxx	3660	28th Street	4532321800		5B
xxx-xxx	3668	28th Street	4532321700		5D1
xxx-xxx	3676	28th Street	4532321600		5B
xxx-xxx	3686	28th Street	4532321500		5D1
xxx-xxx	3696	28th Street	4532321400		5D1

HRB Site #	St #	St Name	APN	Legal Description	Status Code
xxx-xxx	3706	28th Street	4530922700		5D1
xxx-xxx	3711	28th Street	4531040500		5D1
xxx-xxx	3719	28th Street	4531040400		5D1
xxx-xxx	3727	28th Street	4531040300		5D1
xxx-xxx	2801-03	Capps Street	4534011600		5D1
xxx-xxx	2815-17	Capps Street	4534011100		5D1
xxx-xxx	2627	Dwight Street	4533322700		5D1
xxx-xxx	2710	Landis Street	4530921300		5D1
xxx-xxx	2715	Landis Street	4532320100		5D1
xxx-xxx	2716	Landis Street	4530921400		5D1
xxx-xxx	2727-29	Landis Street	4532321400		5D1
xxx-xxx	2632-38	Myrtle Avenue	4533321600		5D1
xxx-xxx	3404	Pershing Avenue	4533911400		5D1
xxx-xxx	3420	Pershing Avenue	4533911600		5D1
xxx-xxx	3424	Pershing Avenue	4533911700		5D1
xxx-xxx	3423-25	Pershing Avenue	4533920300		5D1
xxx-xxx	3432	Pershing Avenue	4533911800		5D1
xxx-xxx	3439	Pershing Avenue	4533920101		5D1
xxx-xxx	3444	Pershing Avenue	4533911900		5D1
xxx-xxx	3448	Pershing Avenue	4533912000		5D1
xxx-xxx	3503	Pershing Avenue	4533331200		5B
xxx-xxx	3510-12	Pershing Avenue	4533321700		5D1
xxx-xxx	3511	Pershing Avenue	4533331100		5D1
xxx-xxx	3520-22	Pershing Avenue	4533321800		5D1
xxx-xxx	3530	Pershing Avenue	4533321900		5B
xxx-xxx	3535	Pershing Avenue	4533330800		5D1
xxx-xxx	3543	Pershing Avenue	4533330700		5D1
xxx-xxx	3544	Pershing Avenue	4533322100		5D1
xxx-xxx	3552	Pershing Avenue	4533322200		5D1
xxx-xxx	3553	Pershing Avenue	4533330600		5D1
xxx-xxx	3562	Pershing Avenue	4533322300		5D1
xxx-xxx	3565-67	Pershing Avenue	4533330400		5D1
xxx-xxx	3570	Pershing Avenue	4533322400		5D1
xxx-xxx	3578	Pershing Avenue	4533322500		5D1
xxx-xxx	3581-85	Pershing Avenue	4533330200		5D1
xxx-xxx	3584	Pershing Avenue	4533322600		5D1
xxx-xxx	3592	Pershing Avenue	4533322800		5D1
xxx-xxx	3593	Pershing Avenue	4533330100		5D1
xxx-xxx	3604	Pershing Avenue	4532311700		5D1
xxx-xxx	3607	Pershing Avenue	4532321300		5D1
xxx-xxx	3611	Pershing Avenue	4532321200		5D1
xxx-xxx	3612-14	Pershing Avenue	4532311800		5D1
xxx-xxx	3619	Pershing Avenue	4532321100		5D1
xxx-xxx	3620	Pershing Avenue	4532311900		5D1

HRB Site #	St #	St Name	APN	Legal Description	Status Code
xxx-xxx	3626-28	Pershing Avenue	4532312000		5D1
xxx-xxx	3635	Pershing Avenue	4532320900		5D1
xxx-xxx	3638-40	Pershing Avenue	4532312100		5D1
xxx-xxx	3652	Pershing Avenue	4532312300		5D1
xxx-xxx	3653	Pershing Avenue	4532320700		5D1
xxx-xxx	3660	Pershing Avenue	4532312400		5D1
xxx-xxx	3667	Pershing Avenue	4532320500		5D1
xxx-xxx	3668-70	Pershing Avenue	4532312500		5D1
xxx-xxx	3675	Pershing Avenue	4532320400		5D1
xxx-xxx	3685	Pershing Avenue	4532320300		5D1
xxx-xxx	3691	Pershing Avenue	4532320200		5D1
xxx-xxx	3694	Pershing Avenue	4532312800		5B
xxx-xxx	3706	Pershing Avenue	4530911500		5D1
xxx-xxx	3720	Pershing Avenue	4530911700		5D1
xxx-xxx	3728-32	Pershing Avenue	4530911800		5D1
xxx-xxx	2718	Upas Street	4533920600		5D1
xxx-xxx	2728	Upas Street	4533921300		5D1
xxx-xxx	2738	Upas Street	4533921400		5D1

BE IT FURTHER RESOLVED, that the following properties have been identified as Non-Contributing Resources to the North Park Dryden Geographic/Traditional Historic District. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Non-Contributing resources:

HRB Site #	St #	St Name	APN	Legal Description	Status Code
n/a	3430	28th Street	4533920900		6L
n/a	3438	28th Street	4533920800		6Z
n/a	3511	28th Street	4534011300		6Z
n/a	3516	28th Street	4532321600		6L
n/a	3529	28th Street	4534011500		6Z
n/a	3570	28th Street	4533331600		6L
n/a	3574	28th Street	4533331500		6L
n/a	3575	28th Street	4532440300		6L
n/a	3604	28th Street	4532322500		6Z
n/a	3611	28th Street	4532410800		6L
n/a	3620	28th Street	4532322300		6Z
n/a	3630	28th Street	4532322200		6L
n/a	3650-52	28th Street	4532321900		6L
n/a	3705	28th Street	4531040600		6Z
n/a	3712	28th Street	4530922600		6L
n/a	2628	Landis Street	4530911400		6Z
n/a	2704	Landis Street	4530921200		6L
n/a	2707	Myrtle Avenue	4533920102		6Z
n/a	3410	Pershing Avenue	4533911500		6L
n/a	3415	Pershing Avenue	4533920400		6L

n/a	3429-33	Pershing Avenue	4533920200		6Z
n/a	3435	Pershing Avenue	4533920103		6Z
n/a	3521	Pershing Avenue	4533331000		6L
n/a	3527	Pershing Avenue	4533330900		6L
n/a	3536	Pershing Avenue	4533322000		6L
n/a	3557-59	Pershing Avenue	4533330500		6L
n/a	3575	Pershing Avenue	4533330300		6L
n/a	3629	Pershing Avenue	4532321000		6L
n/a	3642-46	Pershing Avenue	4532312200		6L
n/a	3645	Pershing Avenue	4532320800		6L
n/a	3659-61	Pershing Avenue	4532320600		6L
n/a	3676	Pershing Avenue	4532312600		6Z
n/a	3686	Pershing Avenue	4532312700		6Z
n/a	3712	Pershing Avenue	4530911600		6L
n/a	2628	Upas Street	4533911300		6L
n/a	2704	Upas Street	4533920500		6L

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named historic district. The designation includes the entire boundary of the district as Designated Historical Resource Site No. **Site No. xxx [xxx-xxx]**.

BE IT FURTHER RESOLVED, that the boundaries of the district and the location of all contributing resources within that district will be identified in the City’s Geographic Information Systems (GIS) database for the information and use of other City departments when considering projects which will impact the proposed district.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall include this resolution in the designation file for the North Park Dryden Historic District as part of the official designation record.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall prepare a resolution for each contributing resource within the District and cause a certified copy of said resolutions to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: _____
 JOHN LEMMO, Chair
 Historical Resources Board

APPROVED AS TO FORM AND
 LEGALITY: JAN I. GOLDSMITH,
 CITY ATTORNEY

BY: _____
 KEITH BAUERLE
 Deputy City Attorney



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 136 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 28th Street from the north edge of Balboa Park to just north of Landis Street. 28th 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 28th Street; #452 the Theresa J. Kline House at 3505 28th Street; and #456, the John Carman Thurston House at 3446 28th 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 A – Special Element of Development: The District reflects special elements of the neighborhood’s cultural and architectural development as a resource containing a high concentration of quality buildings, including seven designated historical resources interspersed with and supported by other resources of varying degrees of significance and integrity, which taken together have a higher value because of the total historic environment. [The District also reflects special elements of North Park’s historical, social and economic development as a resource that reflects early streetcar suburb development. Although initially subdivided in the 1870s, a lack of public infrastructure and access limited development within the district area. Between 1910 and 1912, two new streetcar lines converged at the intersection of 30th Street and University Avenue, opening the area for development. Although the physical remnants of the streetcar itself are no longer extant, the influence of the streetcar on both the location and architecture of the neighborhood is evident today, representing a distinct and significant era in suburban development in San Diego.](#)
- 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 28th 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 Historic District is 1912-1941 [and encompasses the District’s significance under all applicable designation criteria.](#) 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 30th Street north of Switzer Canyon in the following year. The lots on the east side of 28th 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 28th 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 proposed as 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. The U.S. Secretary of the Interior's Standards are included as an Appendix.

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 alpha-numerical order by street. Map codes were assigned to each property as part of 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 28th Street from Upas to Landis Streets, and finally the east side of 28th 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



D1. Historic Name: North Park Dryden Historic 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 Historic District is a cluster of 136 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 Historic 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: 1912–1941.
- 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.):

Defined by the alley between Villa Terrace and Pershing Avenue to the west; Upas Street to the South; and the rear property line of the properties on the east side of 28th Street to the east. The northern district boundary includes the properties on the north side of Landis Street, as well as all properties up through 3727 28th Street and 3728-32 Pershing Avenue. 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. The proposed boundary encompasses a **significant-substantial geographic** concentration of homes retaining sufficient integrity to convey the significance of the district. Buildings found immediately outside of the district boundary were found to not convey the significance of the district, either due to date of construction, redevelopment, or integrity.

***D6. Significance:** Early Streetcar Neighborhood **Theme:** Craftsman and other Single-Family Bungalows
Area: North Park, San Diego, California **Period of Significance:** Early 20th Century – 1912 through 1941
Applicable Criteria: A. Special Element of Development, C. Architecture, D. Work of a Master

This proposed North Park Dryden Historic 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 North Park 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 North Park Dryden District have fewer craftsman resources and a higher percentage of recent multiple family structures.

Visual Characteristics – The homes within the North Park 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 th Street	Proposed District Resource Map Code# 103
Site #456	John Carman Thurston House	3446 28 th Street	Proposed District Resource Map Code# 71

The addresses of the 136 structures within the proposed boundary of the North Park Dryden Historic 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 28th 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 Historic 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 th	IS
20	453-231-17	3604 Pershing	C	68	453-392-10	3420 28 th	C
21	453-231-18	3612-14 Pershing	C	69	453-392-09	3430 28 th	C
22	453-231-19	3620 Pershing	C	70	453-392-08	3438 28 th	NC
23	453-231-20	3626-28 Pershing	C	71	453-392-07	3446 28 th	IS
24	453-231-21	3638-40 Pershing	C	72	453-333-24	3506 28 th	C
25	453-231-22	3642-46 Pershing	C	73	453-333-23	3516 28 th	IS
26	453-231-23	3652 Pershing	C	74	453-333-22	3520 28 th	C
27	453-231-24	3660 Pershing	IS	75	453-333-21	3528 28 th	C
28	453-231-25	3668-70 Pershing	C	76	453-333-20	3536 28 th	IS
29	453-231-26	3676 Pershing	C	77	453-333-19	3546 28 th	IS
30	453-231-27	3686 Pershing	C	78	453-333-18	3554 28 th	IS
31	453-231-28	3694 Pershing	C	79	453-333-17	3560 28 th	C
32	453-091-15	3706 Pershing	C	80	453-333-16	3570 28 th	C
33	453-091-16	3712 Pershing	C	81	453-333-15	3574 28 th	C
34	453-091-17	3720 Pershing	NC	82	453-333-14	3584 28 th	C
35	453-091-18	3420 Pershing	IS	83	453-333-13	3594 28 th	C
36	453-392-05	2704 Upas	C	84	453-232-25	3604 28 th	NC
37	453-392-04	3415 Pershing	C	85	453-232-24	3614 28 th	IS
38	453-392-03	3425 Pershing	C	86	453-232-23	3620 28 th	C
39	453-392-02	3429-33 Pershing	C	87	453-232-22	363028 th	C
40	453-392-01-01	3439 Pershing	NC	88	453-232-21	3638 28 th	IS
	453-392-01-02	2707 Myrtle	NC	89	453-232-20	3644 28 th	IS
	453-392-01-03	3435 Pershing	C	90	453-232-19	3650 28 th	C
41	453-333-12	3503 Pershing	IS	91	453-232-18	3660 28 th	C
42	453-333-11	3511 Pershing	IS	92	453-232-17	3668 28 th	C
43	453-333-10	3521 Pershing	C	93	453-232-16	3676 28 th	IS
44	453-333-09	3527 Pershing	IS	94	453-232-15	3686 28 th	C
45	453-333-08	3535 Pershing	C	95	453-232-14	2729 Landis & 3696 28 th	C
46	453-333-07	3543 Pershing	IS	96	453-092-27	3706 28 th	IS
47	453-333-06	3553 Pershing	C	97	453-404-06	3405 28 th	C
48	453-333-05	3557-59 Pershing	IS	98	453-404-05	3411 28 th	C

*D3. Detailed Description (Continued from page 3)

Structures within the North Park Dryden Historic District
 January 2007

Code	APN	Address	C/NC
99	453-404-04	3419 28 th	C
100	453-404-03	3429 28 th	C
101	453-404-02	3435 28 th	C
102	453-404-01	3445 28 th	C
103	453-401-07	3505 28 th	IS
104	453-401-13	3511 28 th	C
105	453-401-14	3519 28 th	C
106	453-401-15	3529 28 th	C
107	453-401-16	2801-03 Capps	C
108	453-244-06	3553 28 th	IS
109	453-244-05	3563 28 th	C
110	453-244-04	3571 28 th	IS
111	453-244-03	3575 28 th	C
112	453-244-02	3585 28 th	C
113	453-244-01	3595 28 th	C
114	453-241-07	3605 28 th	C
115	453-241-08	3611 28 th	C
116	453-241-09	3619 28 th	C
117	453-241-10	3629 28 th	C
118	453-241-11	3635 28 th	C
119	453-241-12	3645 28 th	C
120	453-104-06	3705 28 th	C
121	453-104-05	3711 28 th	C
122	453-104-04	3715-19 28 th	C
123	453-104-03	3727 28 th	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 th	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

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

The period of significance proposed for the North Park Dryden Historic District is 1912-1941 and encompasses the District's significance under all applicable designation criteria.

Criterion A – Special Elements of Development: The North Park Dryden Historic District contains a high concentration of quality buildings, including seven designated historical resources, that are interspersed with and supported by other resources of varying degrees of significance and integrity, which taken together have a higher value because of the total historic environment. These structures were designed and built in a variety of early twentieth century architectural styles, including Arts & Crafts, Spanish and Mission Revival, California bungalow, as well as early Ranch and Minimal Traditional. These homes were designed and built by notable and significant local Master Builders. The District therefore reflects a special element of the cultural and architectural development of North Park.

In addition, the District reflects early twentieth century streetcar suburb development. The electric streetcar, first introduced in 1887, quickly fostered a tremendous expansion of suburban growth across the country, allowing people to travel in ten minutes as far as they could walk in 30 minutes. In many places the development of real estate would closely follow the introduction of the streetcar, with developers platting rectilinear subdivisions within a five or ten minute walk of the streetcar along its numerous stops. By keeping fares low, streetcars attracted a wide range of socio-economic classes, drawing middle and working classes to the city's periphery where land was cheaper, and became the primary means of transportation for all income levels. Although initially subdivided in the 1870s, a lack of public infrastructure and access limited development within the district area. Once work began on the streetcar lines through North Park in 1907, developers were quick to advertise the neighborhood's proximity to the new streetcar. Between 1910 and 1912, two of these new streetcar lines converged at the intersection of 30th Street and University Avenue, opening the area for development. The proposed District drew some of the most prominent designer-builders of the early 1900s with its unique building sites with views to Balboa Park. Although the physical remnants of the streetcar itself, including the tract and overhead wiring, are no longer extant, the influence of the streetcar on both the location and architecture of the neighborhood is evident today, representing a distinct and significant era in suburban development in San Diego. The District therefore reflects a special element of the historical, social and economic development of North Park.

Criterion B - Historic Persons: The district is identified with several notable persons in local North Park history from the turn of the 20th century through the 1920s. While these individuals are not considered historically significant and designation under HRB Criterion B is not recommended, these individuals are noted below.

- **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 28th 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.

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

- **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).

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. **Dryden worked with his wife Isabel on his building projects, with Isabel often planning colors and surface details as well as the practical interior arrangements of Dryden's houses. In Dryden's early years, the couple typically lived in each home after construction while he worked on the next house.** Beginning in 1915, he lived with his family in a home he built at 3536 28th 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 28th 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 28th Street (#83) in 1926 and 3686 28th 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.

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*D7. References: (Referred from page 1)

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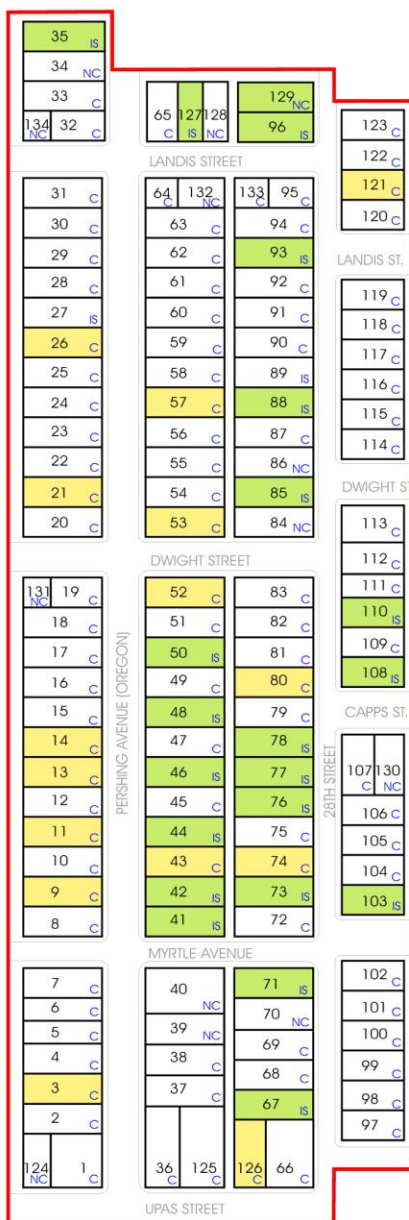
Covington, Donald. Burlingame, The Tract of Character” San Diego California: Park Villa Press, January 1997

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



■ ■ ■ ■ ■ DISTRICT BOUNDARY JUSTIFICATION ■ ■ ■ ■ ■

NORTH PARK DRYDEN HISTORIC DISTRICT

Boundary Justification

Many of the properties along Pershing Avenue and 28th 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 Historic District were built by prominent designer-builders of the early 1900s who were drawn to the neighborhood where they built Craftsman, Mission, and Spanish Revival bungalows. As discussed in detail in the context, these builders were drawn to this neighborhood for 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.

The proposed boundary encompasses a substantial geographic concentration of homes retaining sufficient integrity to convey the significance of the district. Buildings found immediately outside of the district boundary were found to not convey the significance of the district, either due to date of construction, redevelopment, or integrity.

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 20th 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 28th 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.



CONTEXT AND
STATEMENT OF SIGNIFICANCE



■ ■ ■ ■ ■ CONTEXT & STATEMENT OF SIGNIFICANCE ■ ■ ■ ■ ■

NORTH PARK DRYDEN HISTORIC DISTRICT

CONTEXT

Subdivision and Access History

Both sides of Pershing Avenue and the west side of 28th 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 28th 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 28th streets. The 1917 street grid map of San Diego (Figure 3) clearly shows the road through the park leading to Upas and 28th 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 (28th 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 28th 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 Ledeboer, *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 28th 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 1st Avenue through 6th 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 29th), 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 32nd. 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 17th 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 30th 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 28th], and the street plowed clear to Missouri [32nd 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 28th 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 30th 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 28th 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 28th 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 28th Street during 1915 to 1918. He built a bungalow for his own family at 3536 28th 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 7th of January, was a two-story house at 3446 28th 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 28th 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 28th 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 28th 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 28th 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 28th 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 30th 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 28th 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 28th Street. He built the home at 3630 28th Street in November 1915 (which was altered in January 1919), 3638 28th Street in February 1916 (which was altered by Dryden in October 1917), and 3644 28th Street in May 1916. He also built 3574 28th 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 28th 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 28th 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 28th Street (1916); 3612-14 and 3652 Oregon Street (1917); 3607 Oregon Street (1919); 3521, 3552, and 3635 Oregon Street, 3520 28th 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 28th 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 29th 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 18th and B streets on the south side of Balboa Park with 28th 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 28th 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)

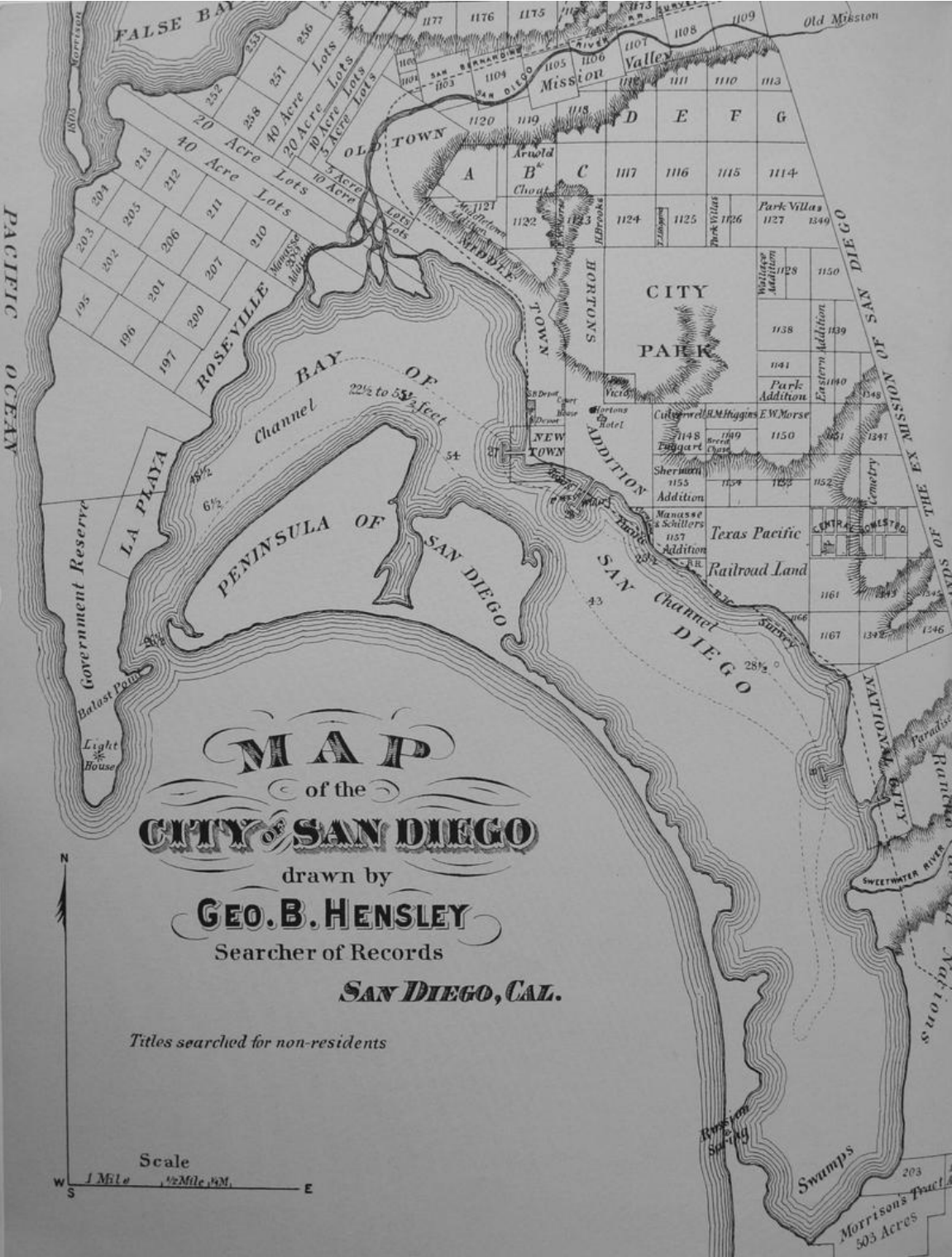


Figure 2 USGS Quad Map of San Diego, 1902



Figure 3 Street Grid of San Diego, 1917

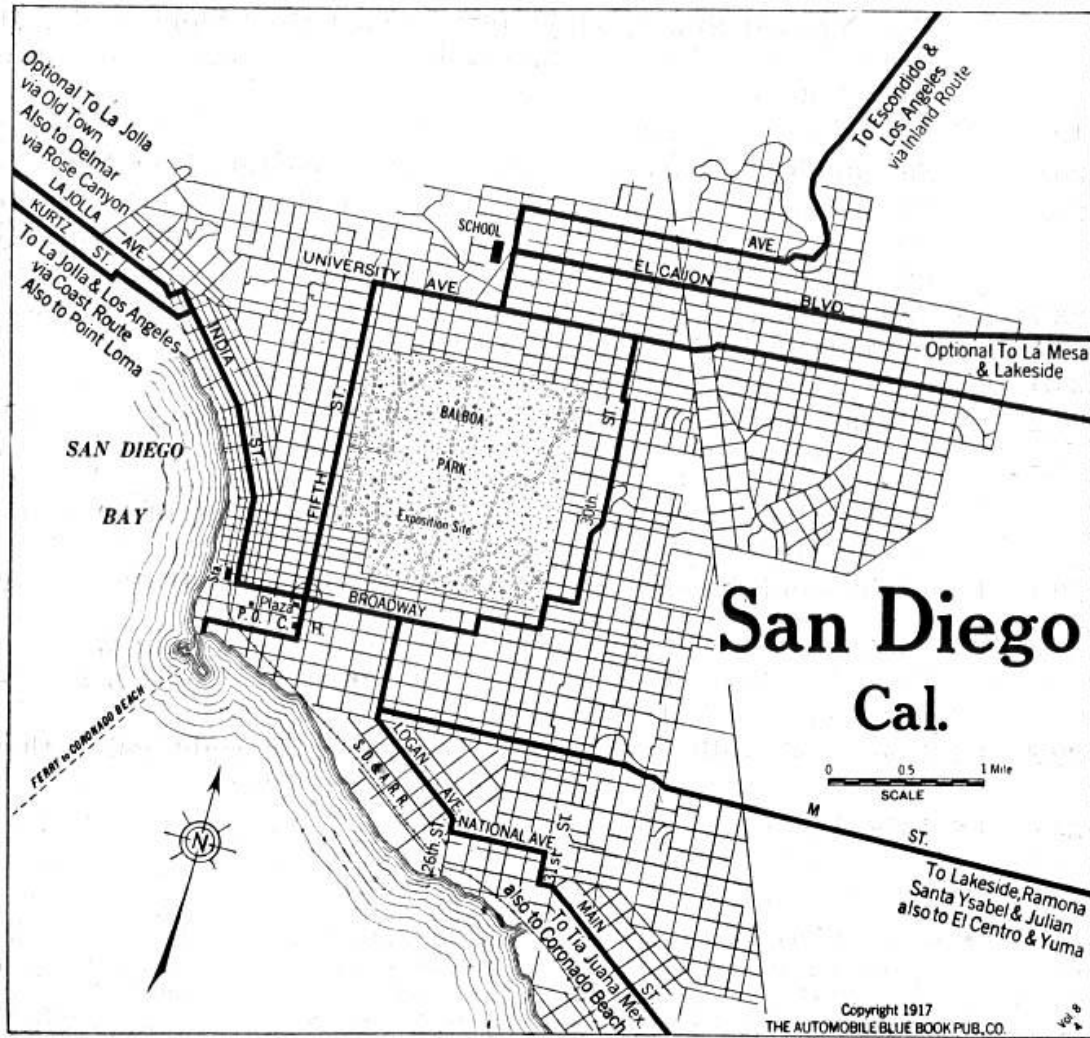


Figure 4 Tract Boundaries

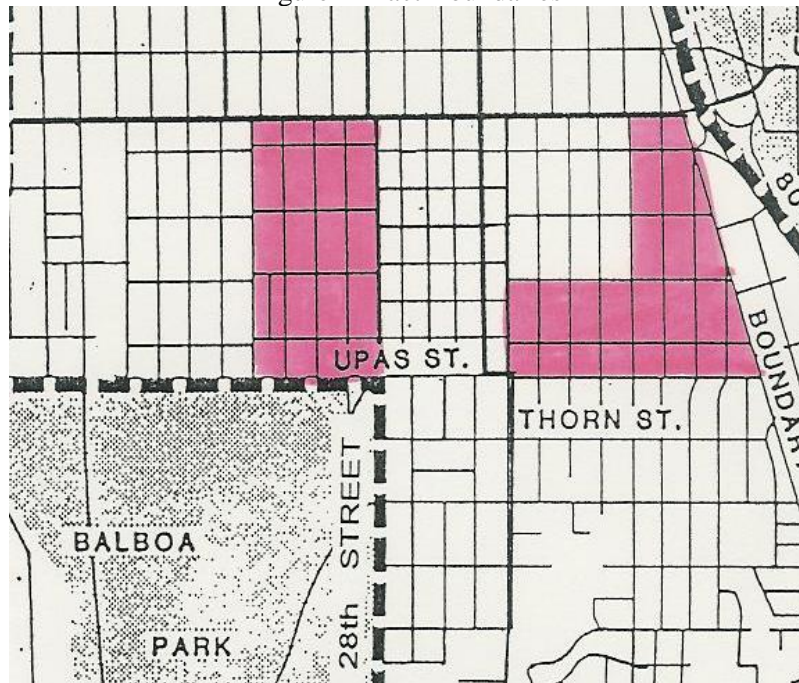


Figure 4a: Park Villas Tract Boundaries
(excluding Hartley's North Park Addition purchased in 1893)

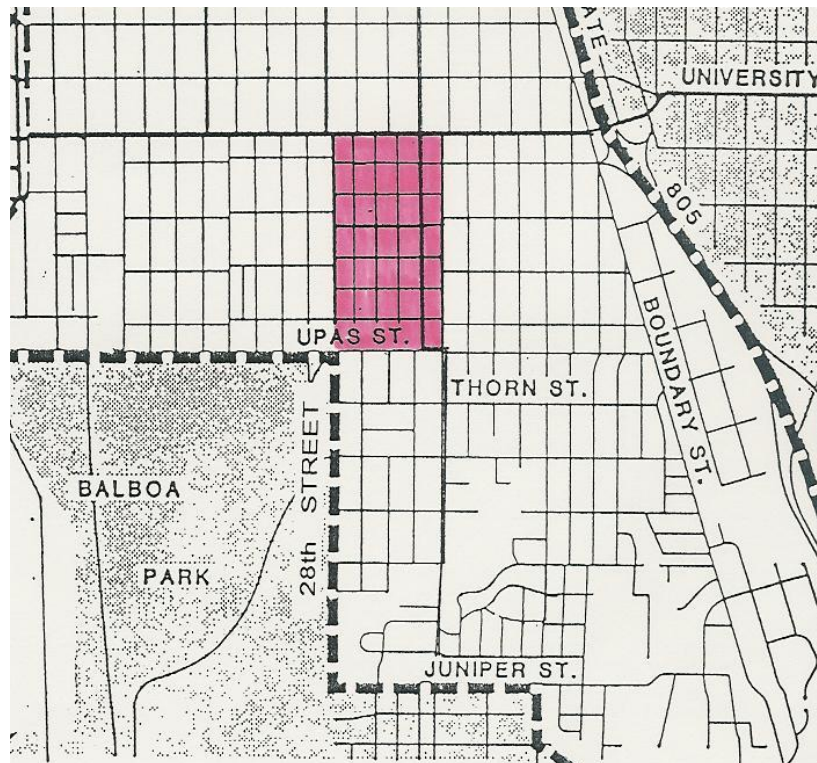


Figure 4b: West End Tract Boundaries

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

Figure 5 Blocks in Park Villas (Western Portion)

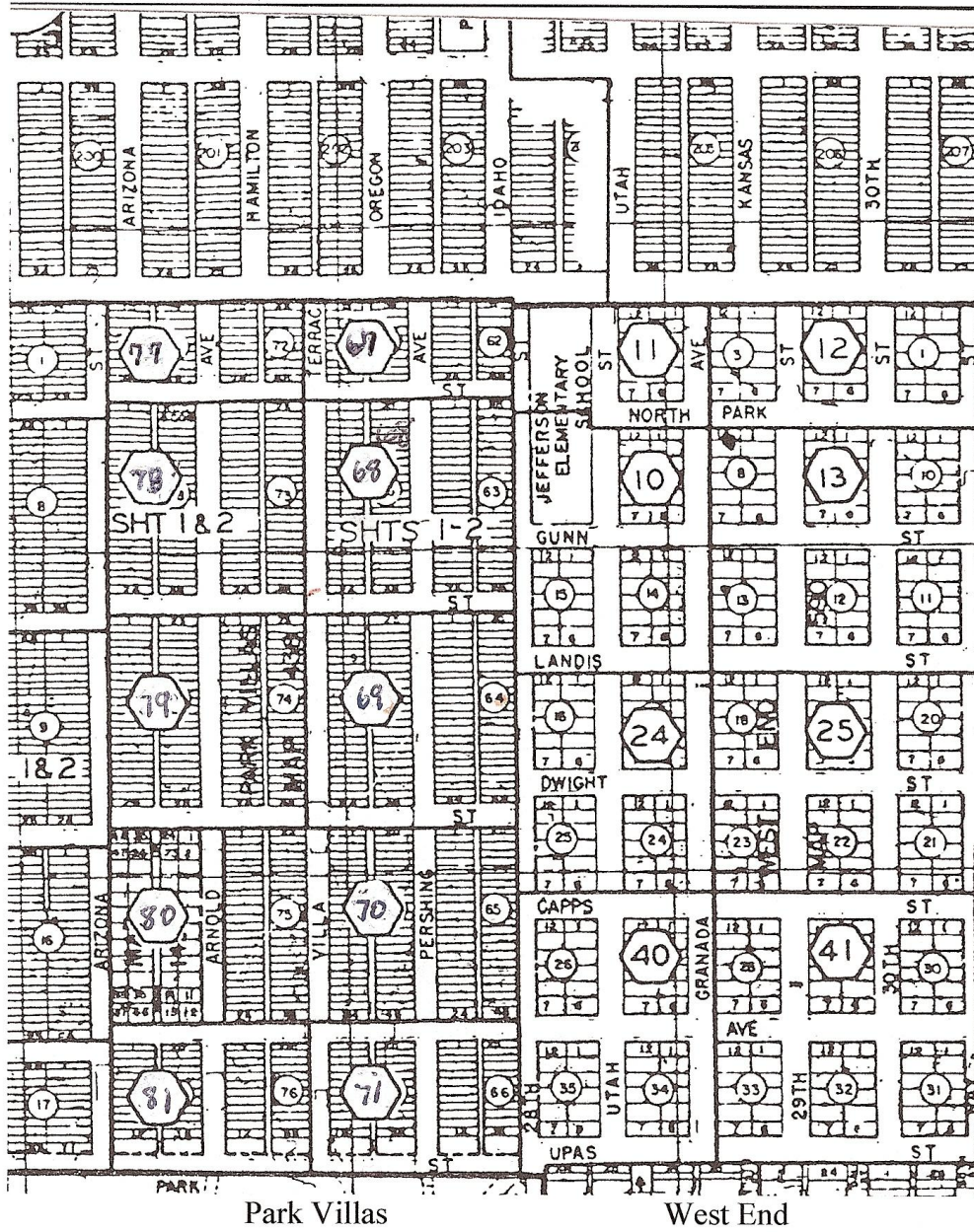


Figure 6 North Park Dryden Historical District Resource Map



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

STENS GUM MACHINE
An interesting thing with...
In the United States...
CLOTHING INCORPORATE...
INCORPORATORS NAMED...
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 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

Establishing the historical significance of a district under the adopted HRB Historical District Policy is a two-step process which requires that one or more of criteria “a” through “k” identified in the Board’s adopted District Policy be utilized in determining the significance of an area proposed for district designation. The district is then designated under the standard adopted Board Criteria A-E, as supported by the analysis under the District Policy criteria. Contributing resources are then designated under Criterion F.

Historical District Policy criteria a-k, described in detail in HRB Policy 4.1, are listed below:

- a. Common Heritage
- b. Traditional Activity
- c. Rare Past
- d. Development Progression
- e. Consistent Plan
- f. Public Works
- g. Features of Daily Living
- h. Industrial Evolution
- i. Craftsmanship
- j. Building Groupings
- k. Landmark Supportive

HRB Designation Criteria A-E are as follows:

- 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 North Park Dryden Historic District was evaluated under the District Policy and the HRB Designation Criteria. This evaluation is summarized in the table below and discussed in greater detail in the following sections.

SIGNIFICANCE	DISTRICT CRITERIA	HRB DESIGNATION CRITERIA
<p>The North Park Dryden District reflects early streetcar suburb development. Although the physical remnants of the streetcar itself are no longer extant, the influence of the streetcar on the location and architecture of the neighborhood remains evident today.</p>	<p><u>“c.” Rare Past: A district which was once representative of common existence during a specific historic era but is now rare or unusual.</u></p>	<p>HRB Criterion A as the District reflects special elements of North Park’s historical, social and economic development.</p>
<p>The North Park Dryden District’s period of significance, 1912-1941, represents several changes in architectural style preferences and aesthetics.</p>	<p><u>“d.” Development Progression:</u> Neighborhoods or districts illustrating the progressive development of style and changes in architectural and cultural taste.</p>	<p>HRB Criterion C as the District embodies distinctive characteristics of various styles, types and period(s) of construction.</p>
<p>The North Park Dryden District is characterized by resources ranging from Arts and Crafts and Craftsman to Mission and Spanish Revival which exemplify quality design and construction, in many cases by Master Builders</p>	<p><u>“i.” Craftsmanship:</u> Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.</p>	<p>HRB Criterion C as the District it embodies distinctive characteristics of certain styles, types and period of construction; and HRB Criterion D as reflective of the notable work of several Master Builders and Master Architects.</p>
<p>The North Park Dryden District contains a high concentration of quality buildings, including 7 designated historical resources, interspersed with and supported by other resources of varying degrees of significance and integrity, which taken together have a higher value because of the total historic environment.</p>	<p><u>“k.” Landmark Supportive:</u> District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.</p>	<p>HRB Criterion A as the District reflects special elements of the cultural and architectural development of the neighborhood; and HRB Criterion C as the District embodies distinctive characteristics of various styles, types and periods of construction and craftsmanship.</p>

The significance of the district is perhaps best summarized by Don Covington’s words in the bronze plaque at the “Portal” at 28th and Upas Streets, shown here.



CRITERION A

The North Park Dryden Historic District exemplifies special elements of North Park's historical, social, economic and architectural development.

Historical Development

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 28th 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 28th streets.

Social and Economic Development

[The electric streetcar, first introduced in 1887, quickly fostered a tremendous expansion of suburban growth across the country, allowing people to travel in ten minutes as far as they could walk in 30 minutes. In cities of the emerging Midwest and West, streetcar lines influenced the initial pattern of suburban development. In many places the development of real estate would closely follow the introduction of the streetcar, with developers platting rectilinear subdivisions within a five or ten minute walk of the streetcar along its numerous stops. By keeping fares low, streetcars attracted a wide range of socio-economic classes, drawing middle and working classes to the city's periphery where land was cheaper, and became the primary means of transportation for all income levels.](#)

Although initially subdivided in the 1870s, a lack of public infrastructure and access limited development within the district area. Once work began on the streetcar lines through North Park in 1907, developers were quick to advertise the neighborhood's proximity to the new streetcar. Between 1910 and 1912, two of these new streetcar lines converged at the intersection of 30th Street and University Avenue, opening the area for development. North Park began to grow with a sustainable water supply and the advent of public transportation through the "electric roads" along University Avenue and 30th Street. The proposed District drew some of the most prominent designer-builders of the early 1900s with its unique building sites. 28th 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 30th Street), and Pershing Drive, which was one of the few automobile roads through Balboa Park. The 1912 "Barnson for Bargains" ad 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 has been discussed in detail. One of the unique aspects was the high number of corner lots created by the mismatched street grids along 28th 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 the attachment), 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 28th 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 28th Street.

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 30th 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 28th 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.



[Although the physical remnants of the streetcar itself, including the tract and overhead wiring, are no longer extant, the influence of the streetcar on both the location and architecture of the neighborhood is evident today, representing a distinct and significant era in suburban development in San Diego.](#)

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

	DRYDEN DISTRICT*		GREATER NORTH PARK**
Style	Number of Buildings	Percentage of Total Buildings	Percentage of Total Buildings
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	
TOTAL	134	100	

*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 28th Street: the John Kenney House at 3571 28th Street (#428); the Theresa J. Kline House at 3505 28th Street (#452); and the John Carman Thurston House at 3446 28th 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.



3563 28th Street

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 28th Street (#835) is built in a similar Italian Renaissance style. Master Builder Melhorne Construction Co. built a Mediterranean style home at 3529 28th 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 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 Historic District

Name	Resource Number in 2007 Application
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

Name	Resource Number in 2007 Application
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)

CRITERION B

The district is identified with several notable persons in local North Park history from the turn of the 20th century through the 1920s. While these individuals are not considered historically significant and designation under HRB Criterion B is not recommended, these individuals are noted below.

- 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 28th Street (#83) for him in 1926.

CRITERION C

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).

CRITERION D

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. Dryden worked with his wife Isabel on his building projects, with Isabel often planning colors and surface details as well as the practical interior arrangements of Dryden's houses. In Dryden's early years, the couple typically lived in each home after construction while he worked on the next house. Beginning in 1915, he lived with his family in a home he built at 3536 28th 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). Bryans has not yet been established by the Board as a Master Builder. A supplemental nomination to establish Bryans as a Master Builder has been provided as an attachment.

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 28th 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 28th Street (#83) in 1926 and 3686 28th 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.

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 28th, 29th, 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



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.

of the apartment buildings within 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 30th 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 8th 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 29th 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 29th 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 th		\$3,000		frame cottage and garage
				[orig. Kansas]				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 cottage 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)

YEAR	MONTH	DAY	ADDRESS	STREET	TRACT	\$\$	FOR	COMMENT
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

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
1926	Nov	16	3517	Park Blvd	Univ Heights	\$4,500		stucco flats and garage
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		\$4,500	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

YEAR	ADDRESS	STREET	ARCHITECTURAL STYLE	EVALUATION COMMENT
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



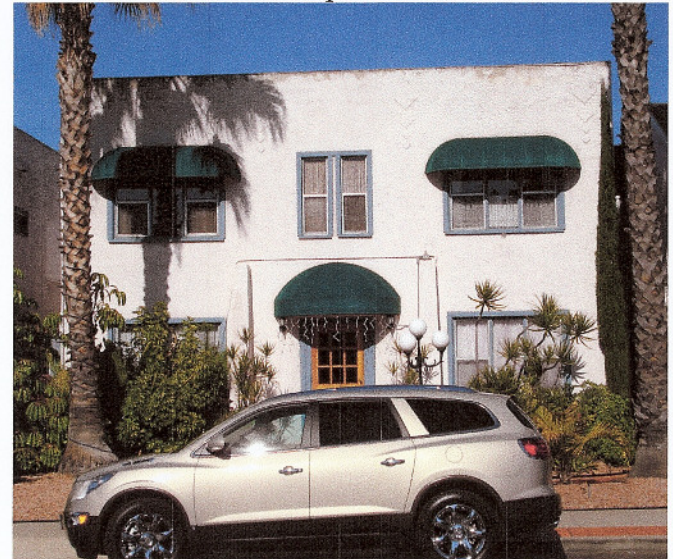
3611 Park Boulevard



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



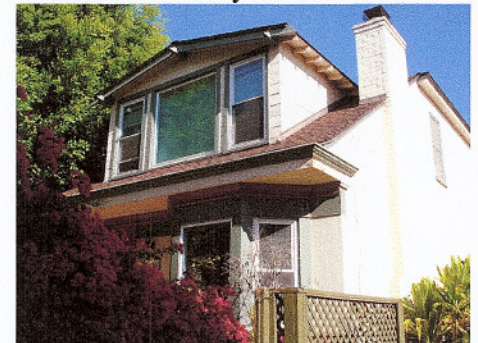
1725-27 Myrtle Avenue



2927 Palm Street



1414 Brookes Avenue



3535 Park Boulevard



3687 Park Boulevard



3215 Myrtle Avenue



1715 29th 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



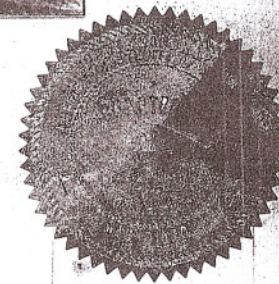
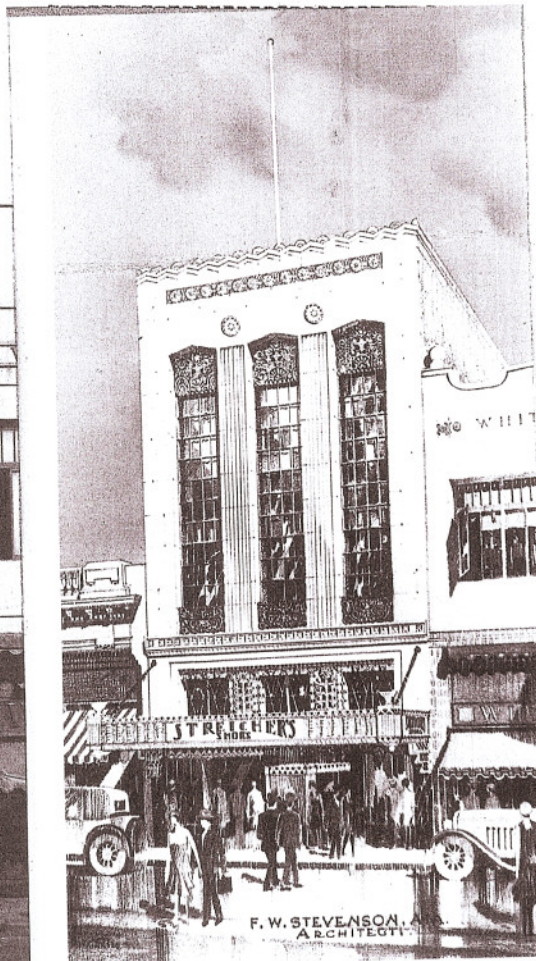
3420 Pershing Avenue

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

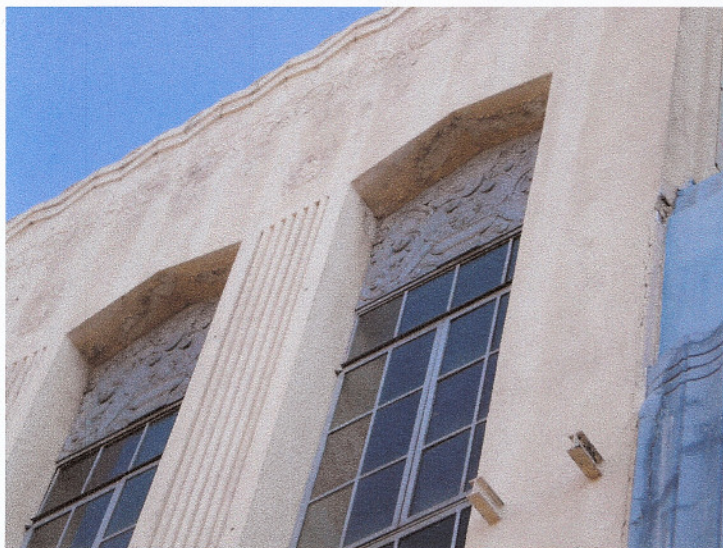
Group III
COMMERCIAL
BUILDINGS

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

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 2011. In some instances, construction dates and locational information may be corrected as well.

***P2. Location:**

c. Address: 3405 28th Street, 2812 Upas Street
e. Other Locational Data: APN #453-404-06-00

City: San Diego

Zip: 92104

***P3a. Description:**

The second unit at 2812 Upas Street is located over a two-car garage and is accessed via a side stair. The hipped roof is clad in red clay tile and the building is clad in stucco.

P5a. Photo: 3405 28th Street



P5b. Description of Photo
View: Looking East
Date Taken: 6 January 2011

P5a. Photo: 2812 Upas Street



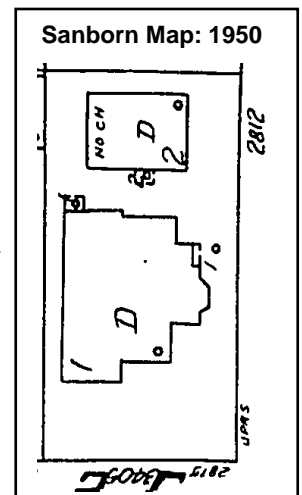
P5b. Description of Photo:
View: Looking North
Date Taken: 9 June 2011

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

Date: 1936: 3405 28th Street
1941: 2812 Upas Street
Source: Water & Sewer Records

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

The Residential Building Record indicates that both 3405 28th Street and 2812 Upas Street were constructed in 1941; however, water and sewer records show that the main house at 3405 28th St was constructed in 1936 and the unit over the garage at 2812 Upas Street was constructed in 1941. Most of the original steel frame and sash windows on the house at 3405 28th Street 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.



*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 2011. In some instances, construction dates and locational information may be corrected as well.

***P2. Location:**

c. Address: 3544-46 28th Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-333-19-00

***P3a. Description:**

This two story house 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:**

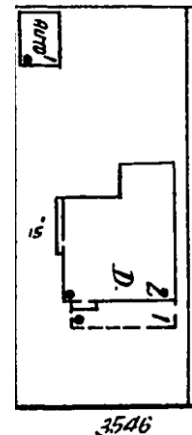
Date: 3546: 1916

Source: Water & Sewer Records

Date: 3544: 1947

Source: Residential Bldg Rec

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.

The main house at 3546 28th Street was constructed in 1916. A separate unit addressed at 3544 28th Street was added over the garage in 1947.

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 2011. In some instances, construction dates and locational information may be corrected as well.

***P2. Location:**

c. Address: 3594 28th Street, 2777 Dwight Street
 e. Other Locational Data: APN #453-333-13-00

City: San Diego

Zip: 92104

***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. A detached unit addressed at 2777 Dwight Street is located above a two car garage and features a flat roof; rough stucco walls; decorative shed tile roofs; and wood windows.

P5a. Photo: 3594 28th Street



P5a. Photo: 2777 Dwight



P5b. Description of Photo:

View: Looking West
 Date Taken: 6 January 2011

P5b. Description of Photo:

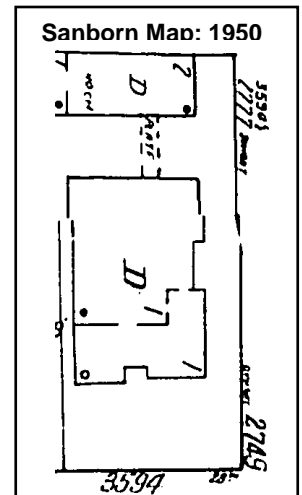
View: Looking South
 Date Taken: 9 June 2011

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

Date: 3594 28th Street: 1926
 Source: Water & Sewer Records
 Date: 2777 Dwight Street: 1939
 Source: Residential Building Record

***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. A detached unit located above a two-car garage was added at the rear of the site in 1939.



*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 28th Street & possibly 2811 Landis Street
e. Other Locational Data: APN #453-241-12-00

City: San Diego

Zip: 92104

***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:

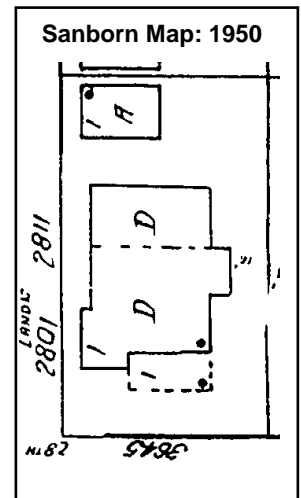
View: Looking East

Date Taken: 6 January 2011

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

Date: 1920

Source: Water & Sewer Records



***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. Sanborn Maps and City records indicate two addresses for this property, 3645 28th Street and 2811 Landis Street. The Residential Building Record only indicates the address at 3645 28th Street. However, Sanborn Map documentation clearly illustrates that all units identified were located within the same 1920 structure.

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 2011. In some instances, construction dates and locational information may be corrected as well.

***P2. Location:**

c. Address: 3650-52 28th 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:**

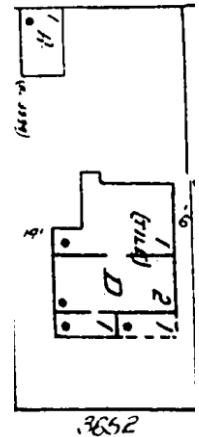
Date: 3652: 1925

Source: Water & Sewer Records

Date: 3650: 1958

Source: Residential Bldg Rec

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.

The main house at 3652 was constructed in 1926. A separate detached unit was constructed in 1958.

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 2011. In some instances, construction dates and locational information may be corrected as well.

***P2. Location:**

c. Address: 3719 28th 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

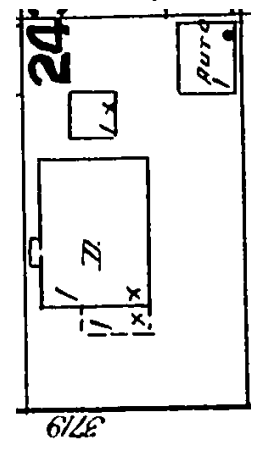
Date Taken: 6 January 2011

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

Date: 1913

Source: Residential Bldg Rec

Sanborn Map: 1921



***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.

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 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. A second unit addressed at 2815 Capps Street and built in 1941 is located above the garage at the rear of the lot. The unit features a front gable roof, stucco walls; 4-over-4 wood frame and sash windows; an exterior staircase and a second floor balcony.

P5a. Photo: 2817 Capps Street



P5b. Description of Photo:

View: Looking southeast

Date Taken: 6 January 2011

P5a. Photo: 2815 Capps Street



P5b. Description of Photo:

View: Looking south

Date Taken: 9 June 2011

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

Date: 2815 Capps: 1941

Source: Water & Sewer Records

Date: 2817 Capps: 1941

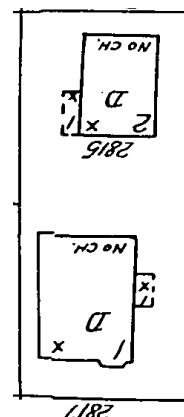
Source: Residential Bldg Rec

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

A stone veneer has been added to the base of the front house.

A second unit addressed at 2815 Capps Street and built in 1941 is located above the garage at the rear of the lot.

Sanborn Map: 1950



*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 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

***P3a. Description:**

No Update

P5a. Photo



P5b. Description of Photo:

View: Looking south

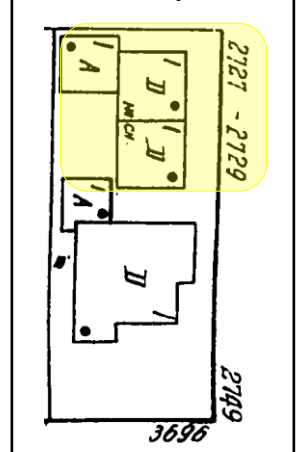
Date Taken: 6 January 2011

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

Date: c. 1919

Source: Residential Bldg Rec

Sanborn Map: 1950



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

No Update

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June. In some instances, construction dates and locational information may be corrected as well.

***P2. Location:**

c. Address: 3423-25 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:**

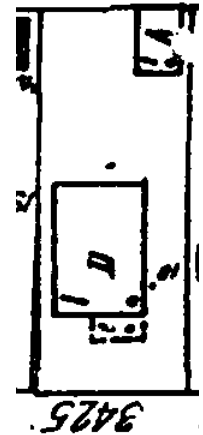
Date: 3423 Pershing: 1950

Source: Residential Bldg Rec

Date: 3425 Pershing: 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.

A detached unit over the garage addressed at 3423 Pershing Avenue was added to the site in 1950.

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 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. A detached unit was added to the rear of the lot in 1921. It has a hipped roof, exterior stucco, vinyl windows, and asphalt shingle and tile roofing.

P5a. Photo: 3429-31 Pershing Avenue

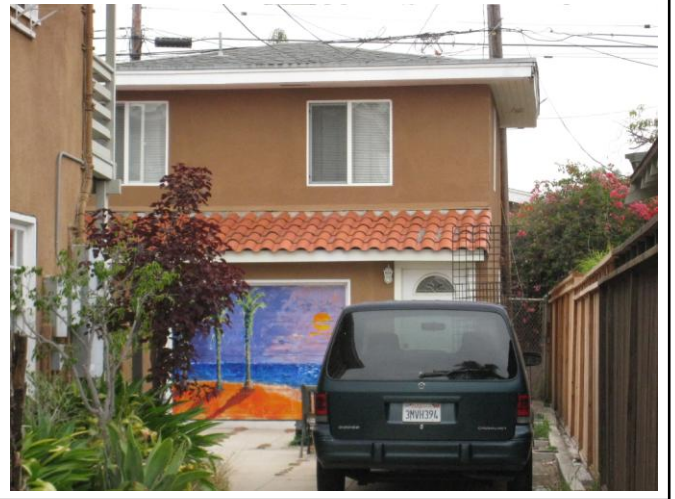


P5b. Description of Photo:

View: Looking East

Date Taken: 11 January 2011

P5a. Photo: 3433 Pershing Avenue



P5b. Description of Photo:

View: Looking East

Date Taken: 9 June 2011

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

Date: 3429-31 Pershing Ave: 1913

Source: Residential Bldg Rec

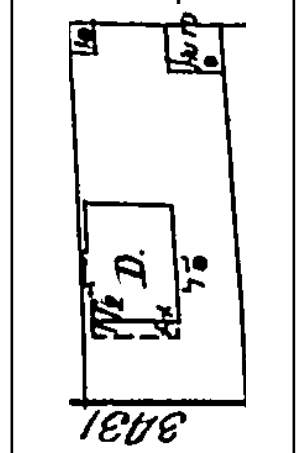
Date: 3433 Pershing Ave: 1921

Source: Residential Bldg Rec

***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. A detached unit addressed at 3433 Pershing Avenue was added to the rear of the lot in 1921.

Sanborn Map: 1921



*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June. 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

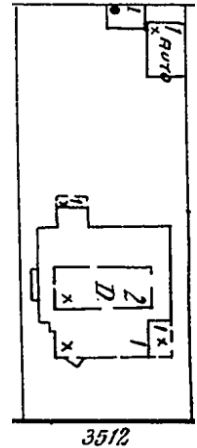
Date Taken: 11 January 2011

***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.

The Residential Building Record indicates that the original single family residence was converted to a duplex in 1938 with minimal changes to the exterior.

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 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. A detached unit addressed at 3522 Pershing Avenue was constructed at the rear of the lot in 1955.

P5a. Photo



P5b. Description of Photo:

View: Looking West

Date Taken: 11 January 2011

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

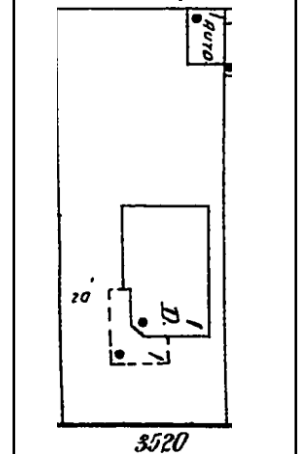
Date: 3520 Pershing: 1912

Source: Residential Bldg Rec

Date: 3522 Pershing: 1955

Source: Residential Bldg Rec

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.

A detached unit addressed at 3522 Pershing Avenue was constructed at the rear of the lot in 1955.

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 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. A detached unit addressed at 3557 Pershing Avenue was added to the garage in 1958.

P5a. Photo



P5b. Description of Photo:

View: Looking East

Date Taken: 11 January 2011

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

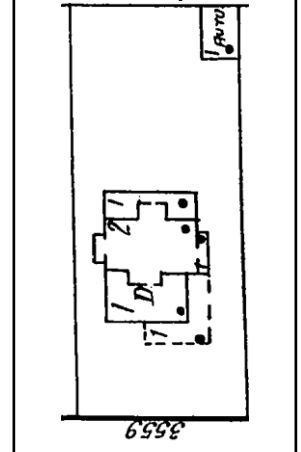
Date: 3559 Pershing: 1919

Source: Water & Sewer Records

Date: 3557 Pershing: 1958

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.

A detached unit addressed at 3557 Pershing Avenue was added to the garage in 1958.

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 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 constructed in 1941 and consisting of one unit over parking is located at the rear of the lot. It features a side gable roof with slightly overhanging eaves, wood lap siding at the second story, stucco at the ground floor, and 6-over-6 and 3-over-3 wood frame and sash windows. The unit is accessed via an exterior staircase.

P5a. Photo: 3567 Pershing Avenue



P5b. Description of Photo:

View: Looking East

Date Taken: 11 January 2011

P5a. Photo: 3565 Pershing Avenue



P5b. Description of Photo:

View: Looking East

Date Taken: 9 June 2011

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

Date: 3565 Pershing Ave: 1941

Source: Residential Bldg Rec

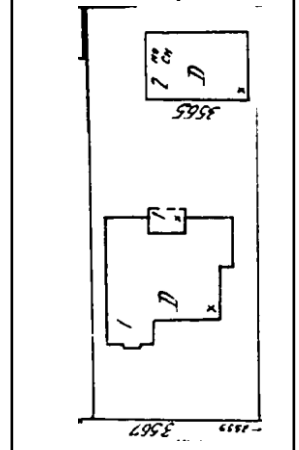
Date: 3567 Pershing Ave: 1941

Source: Water & Sewer Records

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

A two story Minimal Traditional style building constructed in 1941 and consisting of one unit over parking is located at the rear of the lot.

Sanborn Map: 1950



*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 Continuation Update

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***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 addressed at 3581-83 consisting of two units over parking, was constructed at the rear of the lot in 1941. It features a side gable roof, stucco exterior, and 6-over-6 and 4-over-4 double hung wood frame and sash windows. The second floor units are accessed via a "Y" shaped central stair leading to two small landings with shed roof overhangs supported on simple posts.

P5a. Photo: 3585 Pershing Avenue



P5b. Description of Photo:

View: Looking East

Date Taken: 11 January 2011

P5a. Photo: 3581-83 Pershing Avenue



P5b. Description of Photo:

View: Looking East

Date Taken: 9 June 2011

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

Date: 3581-83 Pershing Avenue: 1941

Source: Residential Bldg Rec

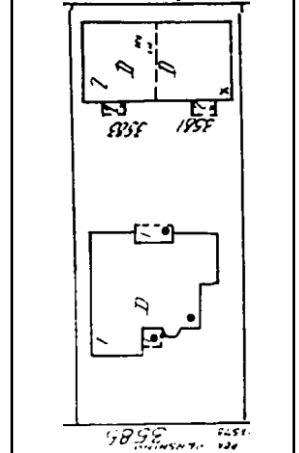
Date: 3585 Pershing Avenue: 1940

Source: Water & Sewer Records

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

A two story Minimal Traditional style duplex addressed at 3581-83 consisting of two units over parking, was constructed at the rear of the lot in 1941.

Sanborn Map: 1950



*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 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. A detached unit addressed at 3614 Pershing Avenue was constructed in 1924 at the rear of the lot and is still extant. It features a gable roof, overhanging eaves, and wood lap siding.

P5a. Photo: 3612 Pershing Avenue



P5b. Description of Photo:

View: Looking West

Date Taken: 11 January 2011

P5a. Photo: 3614 Pershing Avenue



P5b. Description of Photo:

View: Looking East from Alley

Date Taken: 9 June 2011

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

Date: 3612 Pershing Avenue: 1917

Source: Water & Sewer Records

Date: 3614 Pershing Avenue: 1924

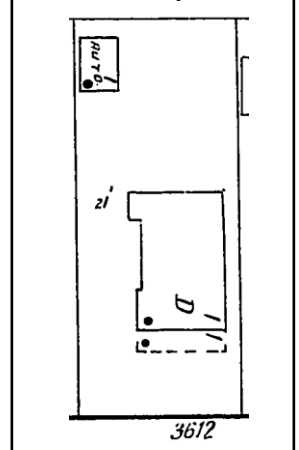
Source: Residential Bldg Rec

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

The house has recently been heavily damaged by fire.

A detached unit addressed at 3614 Pershing Avenue was constructed in 1924 at the rear of the lot and is still extant.

Sanborn Map: 1921



*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 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. A detached unit addressed at 3626 Pershing Avenue was constructed over the garage in 1964.

P5a. Photo



P5b. Description of Photo:

View: Looking West

Date Taken: 11 January 2011

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

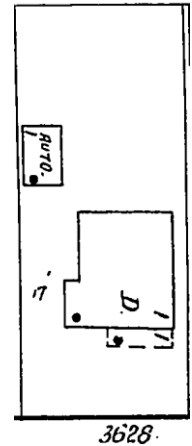
Date: 3626 Pershing Ave: 1964

Source: Residential Bldg Rec

Date: 3628 Pershing Ave: 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.

A detached unit addressed at 3626 Pershing Avenue was constructed over the garage in 1964.

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 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. A detached unit addressed at 3640 Pershing Avenue was constructed at the rear in 1987.

P5a. Photo



P5b. Description of Photo:

View: Looking West

Date Taken: 11 January 2011

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

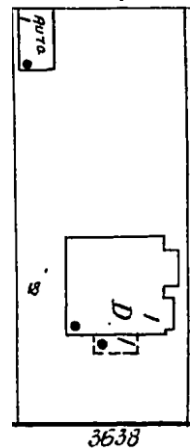
Date: 3638 Pershing Ave: 1916

Source: Water & Sewer Records

Date: 3640 Pershing: 1987

Source: Residential Bldg Rec

Sanborn Map: 1921



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

Dense landscaping obscures visibility of the house.

A detached unit addressed at 3640 Pershing Avenue was constructed at the rear in 1987.

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 2011. In some instances, construction dates and locational information may be corrected as well.

***P2. Location:**

c. Address: 3642& 3646 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. A detached unit addressed at 3642 Pershing Avenue was added c.1936 within the two story garage structure that is seen on the 1921 Sanborn Map. The garage structure has a front-gable roof, overhanging eaves; wood lap siding, wood frame and sash windows, and wood barn doors. Based on Sanborn Map documentation, the structure was extended toward the alley sometime after 1950.

P5a. Photo: 3646 Pershing Avenue



P5b. Description of Photo:

View: Looking West

Date Taken: 11 January 2011

P5a. Photo: 3646 Pershing Avenue



P5b. Description of Photo:

View: Looking East from Alley

Date Taken: 9 June 2011

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

Date: 3642 Pershing Avenue: Constructed 1920, converted c.1936, extended post 1950

Source: Residential Bldg Rec, Sanborn Maps

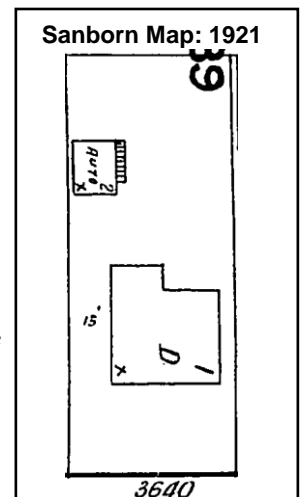
Date: 3646 Pershing Avenue: 1920

Source: Water & Sewer Records

***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.

A detached unit addressed at 3642 Pershing Avenue was added c.1936 within the two story garage structure that is seen on the 1921 Sanborn Map. Based on Sanborn Map documentation, the structure was extended toward the alley sometime after 1950.



*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 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. A detached unit addressed at 3659 Pershing Avenue was added at the rear of the lot c.1945.

P5a. Photo



P5b. Description of Photo:

View: Looking East

Date Taken: 11 January 2011

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

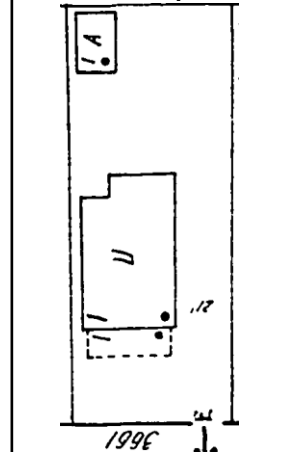
Date: 3661 Pershing Ave: 1922

Source: Water & Sewer Records

Date: 3659 Pershing Ave: c.1945

Source: Residential Bldg Rec

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. A detached unit addressed at 3659 Pershing Avenue was added at the rear of the lot c.1945.

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 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. A detached unit addressed at 3670 Pershing Avenue was added at the rear of the lot in 1951.

P5a. Photo



P5b. Description of Photo:

View: Looking West

Date Taken: 11 January 2011

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

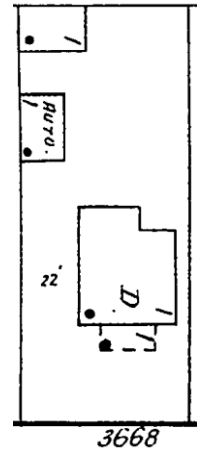
Date: 3668 Pershing Ave: 1913

Source: Residential Bldg Rec

Date: 3670 Pershing Ave: 1951

Source: Residential Bldg Rec

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. A detached unit addressed at 3670 Pershing Avenue was added at the rear of the lot in 1951.

*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. A detached unit addressed at 3730-32 was constructed at the rear of the lot in 1957.

P5a. Photo



P5b. Description of Photo:

View: Looking West

Date Taken: 11 January 2011

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

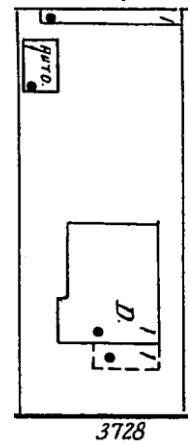
Date: 3728 Pershing Ave: 1918

Source: Water & Sewer Records

Date: 3730-32 Pershing: 1957

Source: Residential Bldg Rec

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. A detached unit addressed at 3730-32 was constructed at the rear of the lot in 1957.