



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: January 12, 2012 REPORT NO. HRB-12-003

ATTENTION: Historical Resources Board
Agenda of January 26, 2012

SUBJECT: **ITEM #9 – David O. Dryden Spec. House #2**

APPLICANT: Marks Family Living Trust

LOCATION: 3676 28th Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the designation of the David O. Dryden Spec. House #2 located at 3676 28th Street as a historical resource.

STAFF RECOMMENDATION

Designate the David O. Dryden Spec. House #2 located at 3676 28th Street as an historical resource with a period of significance of 1916 under HRB Criterion D. The 224 square-foot addition to the rear of the structure, constructed in 1989, is excluded from this designation. This recommendation is based on the following finding:

The resource is representative of a notable work of Master Builder David O. Dryden and retains integrity as it relates to the original design from its 1916 period of significance. The residence is an example of David Dryden's Craftsman-style buildings and is among Dryden's early two-story buildings in San Diego.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The subject property is located on the west side of 28th Street, north of Balboa Park, within the Greater North Park Community. The building is one of the earliest homes in neighborhood and the adjoining properties remain single-family residences. The property consists of a two-story, asymmetrical Craftsman house and a detached garage in the rear yard.

The historic name of the resource, the David O. Dryden Spec. House #2, has been identified consistent with the Board's adopted naming policy and includes the name of David O. Dryden, an established Master Builder, who constructed the house as a speculation house then sold the property in 1917 to Dr. Fred and Ada Holt.

The subject property was designated by the Historical Resources Board as a contributing resource to the North Park Dryden Historic District on June 23, 2011 as Site #1008-039. The subject property was designated under HRB Criterion F as a contributing resource to the district, reflecting one or more aspects of the district's significance.

ANALYSIS

A historical resource research report was prepared by the owners, Daniel and Gabriela Marks, which concludes that the resource is significant under HRB Criterion D. Staff concurs that the site is a significant historical resource under HRB Criterion D as follows:

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

Dryden moved to San Diego in 1911 and began building homes in 1912 with the construction of his first home at 3120 Granada Street. In total, Dryden completed at least fifty-five homes in San Diego. In the early years, he typically lived in each home after construction while he worked on the next house. Dryden lived in the house at 3676 28th Street until February of 1917 when he sold the property to a dentist and his wife, Dr. Fred and Ada Holt. It was during the Panama-California Exposition when Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market and in turn, Dryden could not keep up the payments on his loans and soon ended his business in San Diego. In 1925, the Drydens moved to the San Francisco Bay area where David continued his lucrative work as a builder of romantic, Latinized bungalows in the new suburbs of San Leandro, Richmond, and Oakland. David died at the age of 69 in 1946. The HRB established Dryden as a Master Builder in 1998 with the designation of the HRB Site #362, the Crook-Foster Residence and on June 23, 2011, David O. Dryden's body of work was recognized when the HRB designated the North Park Dryden Historic District under Criterion A, C and D. Although this newly established district includes contributing resources constructed by various established Master Builders, Dryden is the most recognized Master Builder within this district.

The subject structure is a two-story, asymmetrical Craftsman house with a medium pitched roof and gables on each side of the structure. Overhanging eaves and exposed rafters are visible on the north and south facades. A patterned, wood shingle siding covers the entire structure with the exception of stucco that surrounds the lower section of the structure. An open porch is partially covered by a trellised roof that extends over the driveway and is supported by three large stucco columns. The entry is offset to the north of the façade and at the north side of the structure is a concrete driveway leading to the detached stucco garage. Window fenestration consists of mostly double-hung windows throughout the structure with the exception of a large fixed window with a patterned transom located on the first-story of the front façade. A 224 square-foot addition to the rear of the structure was constructed in 1989 and is compatible with the Craftsman style of the house; however, given its recent age, this addition is excluded from the designation.

The property retains a very good degree of integrity and the original Craftsman-style architecture of the house is a good example and representative of David O. Dryden's earlier accomplished bodies of work. Therefore, staff recommends that the subject house be designated under HRB Criterion D.

OTHER CONSIDERATIONS

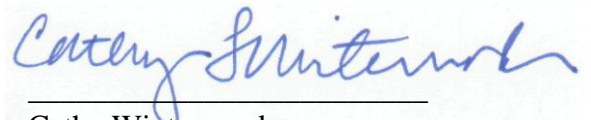
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the David O. Dryden Spec. House #2 be designated under HRB Criterion D as a notable work of Master Builder David O. Dryden with a period of significance of 1916. The 224 square-foot addition to the rear of the structure, constructed in 1989, is excluded from this designation. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



for _____
Jeffrey E. Oakley
Associate Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JO/ks/cw

- Attachment(s):
1. Draft Resolution
 2. Applicant's Historical Report prepared by Daniel and Gabriela Marks under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 1/26/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/26/2012, to consider the historical designation of the **David O. Dryden Spec. House #2** (owned by Marks Family Living Trust 01-27-10, 2643 4th Avenue, San Diego, CA 92103) located at **3676 28th Street, San Diego, CA 92104**, APN: **453-232-16-00**, further described as BLK 64 LOTS 29 & 30 /EXC ST/ in the City of San Diego, County of San Diego, State of California; and

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

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

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

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the David O. Dryden Spec. House #2 on the following finding:

The property is historically significant under CRITERION D as a notable work of Master Builder David O. Dryden and retains integrity as it relates to the original design from its 1916 period of significance. The residence is an example of David Dryden's Craftsman-style buildings and is among Dryden's early two-story buildings in San Diego. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel, exterior of the house, and the detached garage in the rear yard as Designated Historical Resource **Site No. 0**. The 224 square-foot addition to the rear of the structure, constructed in 1989, is excluded from this designation.

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

Vote: 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