


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)



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.



City Planning & Community Investment
202 C Street, MS 5A • San Diego, CA 92101-3865
Tel (619) 235-5200 Fax (619) 533-5951

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)



EXECUTIVE SUMMARY





EXECUTIVE SUMMARY



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

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

GEOGRAPHIC BOUNDARIES

The North Park Dryden Traditional Historical District is a concentration of [134-136](#) 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 B – Historic Persons: The district is identified with several significant persons in North Park and San Diego history, primarily members of the Klicka Family. The Klicka brothers owned a large lumber company on 30th Street, built the North Park Theater and were active in the business community.~~
- 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.
- 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 Historical District is 1912-1941. Subdivision of land north and east of the planned City park began as early as the 1870s, although the construction of homes on most of these “paper” tracts did not begin until streetcar service was available on University Avenue in the 1907 and on 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. These [U.S. Secretary of the Interior's Standards and Guidelines](#) are included as [an Appendix C of this notebook](#).

COMMUNITY OUTREACH

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

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



METHODOLOGY





METHODOLOGY



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

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

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

The updated DPR 523 forms for each resource follow. The DPRs are presented in [alpha-numerical order according to the Map Code developed for this application 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



Page 1 of 8

*NRHP Status Code:

*Resource Name or # (Assigned by recorder):

D1. Historic Name: North Park Dryden Historical District

D2. Common Name: Dryden District

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

The proposed North Park Dryden Historical District is a cluster of [134-136](#) 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 Historical District is a finite group of resources related to each other in a clearly distinguishable way and located within a geographically defined area. The proposed District:

- Has the special character of a streetcar suburb, primarily built between 1912 and 1926.
- Has historical interest as the residence of several prominent San Diegans, most notably members of the Klicka Family.
- Has aesthetic value as an intact single-family residential neighborhood, with only two of the resources built outside of the period of significance: 1912–~~1945~~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.~~The proposed Dryden District would occupy both sides of Pershing Avenue and 28th Street from Upas Street (the northern edge of Balboa Park) north to a point 200 feet north of Landis Street. The District would include houses facing on intersecting streets within 150 feet of either Pershing Avenue or 28th Street.~~ See District map on a continuation sheet (page 9, form DPR 523J)

***D5. Boundary Justification:**

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

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

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

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

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

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

Page 2 of 8

***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 [434-136](#) structures within the proposed boundary of the North Park Dryden Historical District are listed on the following Table (page 3).

Photos Taken By: Daniel J. Marks, AIA

April 2007



The picture above is on the corner of Myrtle Avenue and 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 Historical District
January 2007

Code	APN	Address	C/NC	Code	APN	Address	C/NC
1	453-391-14	3404 Pershing	C	49	453-333-04	3565-67 Pershing	C
2	453-391-15	3410 Pershing	C	50	453-333-03	3575 Pershing	IS
3	453-391-16	3420 Pershing	C	51	453-333-02	3585 Pershing	C
4	453-391-17	3424 Pershing	C	52	453-333-01	3593 Pershing	C
5	453-391-18	3432 Pershing	C	53	453-232-13	3607 Pershing	C
6	453-391-19	3444 Pershing	C	54	453-232-12	3611 Pershing	C
7	453-391-20	3448 Pershing	C	55	453-232-11	3619 Pershing	C
8	453-332-16	2632-38 Myrtle	C	56	453-232-10	3629 Pershing	C
9	453-332-17	3510-12 Pershing	C	57	453-232-09	3635 Pershing	C
10	453-332-18	3520-22 Pershing	C	58	453-232-08	3645 Pershing	C
11	453-332-19	3530 Pershing	C	59	453-232-07	3653 Pershing	C
12	453-332-20	3536 Pershing	C	60	453-232-06	3659-61 Pershing	C
13	453-332-21	3544 Pershing	C	61	453-232-05	3667 Pershing	C
14	453-332-22	3552 Pershing	C	62	453-232-04	3675 Pershing	C
15	453-332-23	3562 Pershing	C	63	453-232-03	3685 Pershing	C
16	453-332-24	3570 Pershing	C	64	453-232-02	3691 Pershing	C
17	453-332-25	3578 Pershing	C	65	453-092-12	2704 Landis	C
18	453-332-26	3584 Pershing	C	66	453-392-14	2738 Upas	C
19	453-332-28	3592 Pershing	C	67	453-392-11	3412 28 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	3604 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 Historical 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

Page 5 of 8

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

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.

Criterion B - Historic Persons: The district is identified with several ~~significant~~ 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.
- **Mission Revival and Spanish Revival** - One out of eight homes in the proposed District are Mediterranean style architecture, popularized by the Panama Exposition in Balboa Park and built primarily in the 1920s. These homes are usually stucco (although one Mission Revival home in the district is brick); with either moderately sloped Spanish tile roofs or flat roofs and parapets.
- **California Bungalow** - Similar in form with many of the craftsman homes, about half of the homes are identified as California Bungalows. Built between the Panama-American Exposition in 1915 and the mid-1920s, these homes had front porches, simple architectural details, open floor plans and large windows. Bungalows within the proposed District reflect Prairie, American Colonial and other period-revival details.
- **California Ranch** - Four residential projects were built in the early 1940s and illustrate how the California Bungalow style evolved into the mid-Twentieth Century California Ranch. Two of these are one-story houses, built with American Colonial detailing: 3565-67 Pershing Avenue (#49) and 3585 Pershing Avenue (#51). Two California Ranch style multiple-unit residential projects were also built in this period: a 4-unit project at 2632-38 Myrtle Street (#8) and a 2-unit project at 2815-17 Capps Street (#132).

Page 6 of 8

*D6. Significance: (Continued from page 5)

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

- **David Owen Dryden** was a builder and craftsman who built more than 50 homes in the neighborhoods north of Balboa Park between 1911 and 1919. At least 20 homes in the proposed District were designed and built by Dryden. Trained in Oregon and the San Gabriel Valley, Dryden built homes with great attention to detail and fine craftsmanship. 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.

Page 7 of 8

*D7. References: (Referred from page 1)

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

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

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

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

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

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

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

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

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

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

Additional References

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

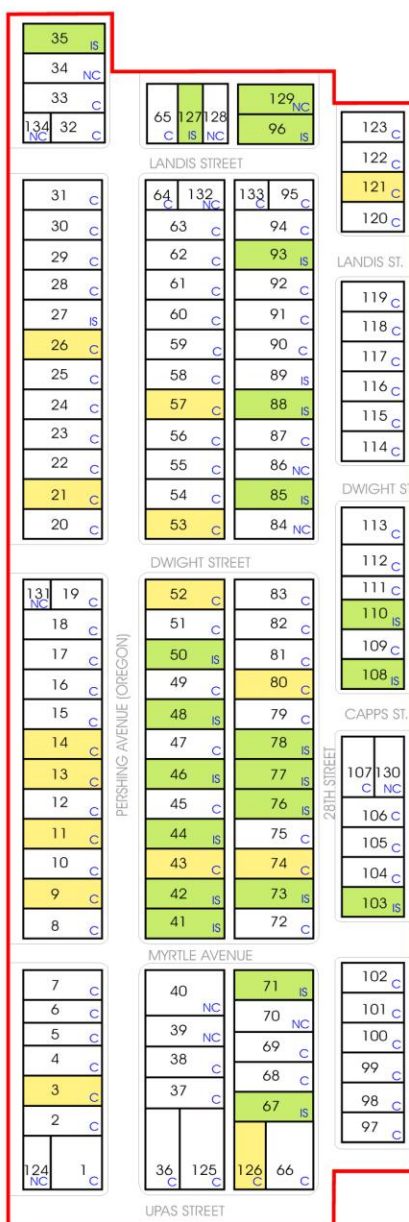
Covington, Donald. Burlingame, The Tract of Character” San Diego California: Park Villa Press, January 1997

Page 8 of 8
 *Map Name:

*Resource Name or # (Assigned by recorder):

*Scale:

*Date of map:



**NORTH PARK
 DRYDEN
 HISTORICAL
 DISTRICT**

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

RESOURCE MAP 2007



BOUNDARY JUSTIFICATION



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

NORTH PARK DRYDEN HISTORICAL DISTRICT

Supplemental 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 Historical District were built by prominent designer-builders of the early 1900s. ~~This supplemental application examines what~~ who were drawn to the neighborhood where they built ~~drew some of San Diego's best builders to these two street segments in the 19 teens and twenties, giving rise to the notable concentration, integrity and quality of the Craftsman, Mission- and Spanish Revival bungalows within the proposed District boundaries. There are~~ 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.

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

The proposed boundary encompasses a significant 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

Comment [k1]: Text copied from the DPR District Record

- 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.

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 Ledebor, *Journal of San Diego History*, V. 52, No. 1&2, Winter/Spring 2006). Thus, the early history of the Park Villas tract, including the

proposed District, is intertwined with the investors who held land that eventually became University Heights.

West End Tract. As noted above, the Park Villas tract is a large subdivision in two pieces separated by the west half of Lot 1127. The 1870 Park Villas Tract Map shows a blank space between the two portions, with stub-outs for the east-west streets extending into the west half of Lot 1127. But in November 1872, when the west half of Pueblo Lot No. 1127 was surveyed and drawn by L.L. Lockling, City Engineer, and named “West End,” an entirely different lot pattern and street grid was laid out and approved by the Board of Trustees. As noted in *North Park: A San Diego Urban Village, 1896-1946* (Covington 2007), “The first “paper” tract map #590, dated May 17, 1873, followed the precedent of Horton’s Addition of that same year. The 80-foot wide streets, blocks 200 feet by 300 feet, and lots 50 feet by 100 feet gave it a different configuration from the typical 60-foot wide streets and 50-foot by 125-foot lots in the surrounding tracts of Park Villas and University Heights, hence the multiple dog-leg intersections at the tract boundaries.” The effect of the different block patterns is illustrated by the tract map diagrams in Figure 4. The street grid differences, including the two extra east-west streets terminating on either side of the tract, created more corners and view angles along 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 4th 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 36th 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 36th 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.

Comment [k2]: This text was moved to the Context and Statement of Significance



STATEMENT OF SIGNIFICANCE



CONTEXT & STATEMENT OF SIGNIFICANCE

NORTH PARK DRYDEN HISTORICAL 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 Ledebor, *Journal of San Diego History*, V. 52, No. 1&2, Winter/Spring 2006). Thus, the early history of the Park Villas tract, including the proposed District, is intertwined with the investors who held land that eventually became University Heights.

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

Comment [k1]: All text in the “Context” section moved from the Supplemental Boundary Justification

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

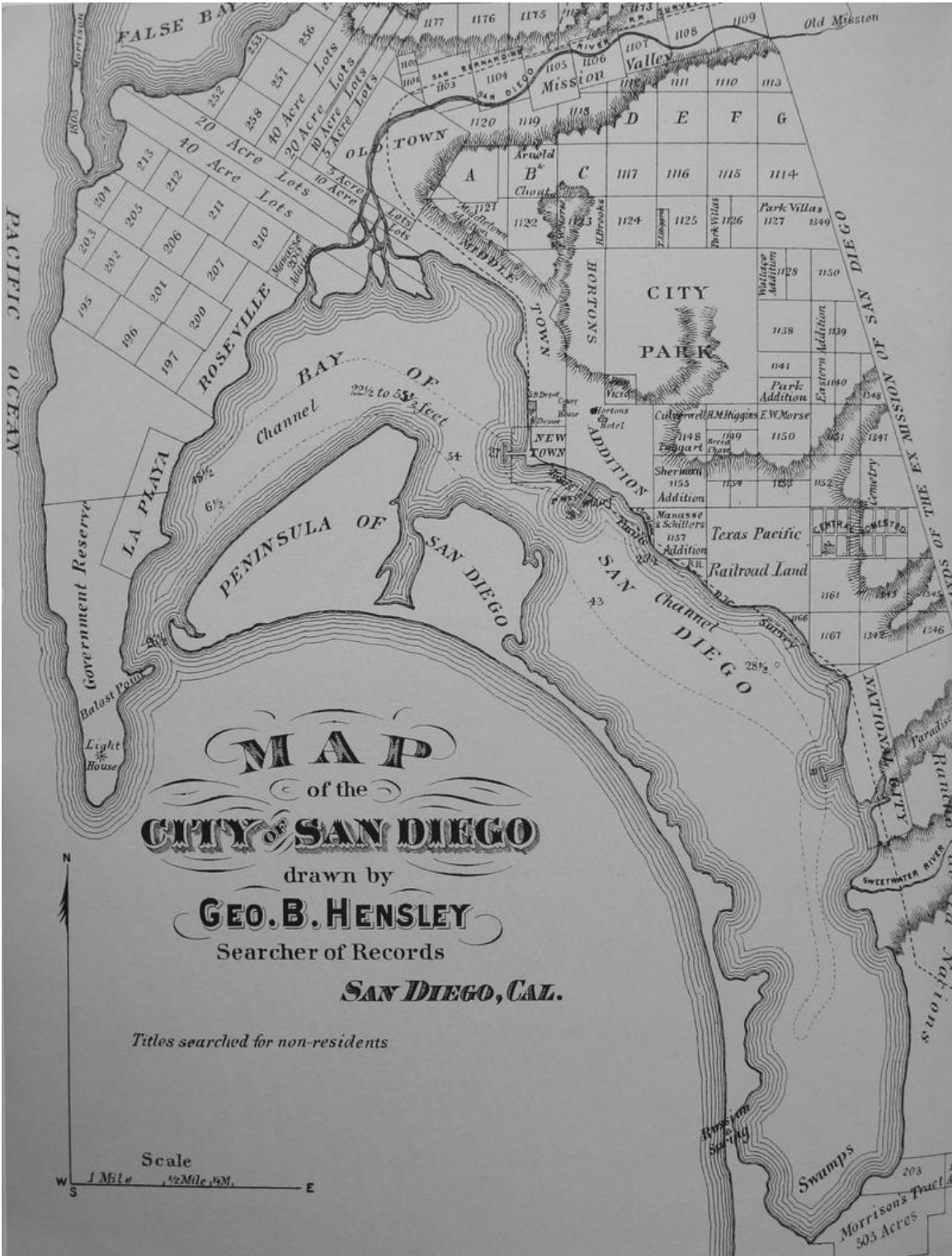


Figure 2 USGS Quad Map of San Diego, 1902



Figure 3 Street Grid of San Diego, 1917

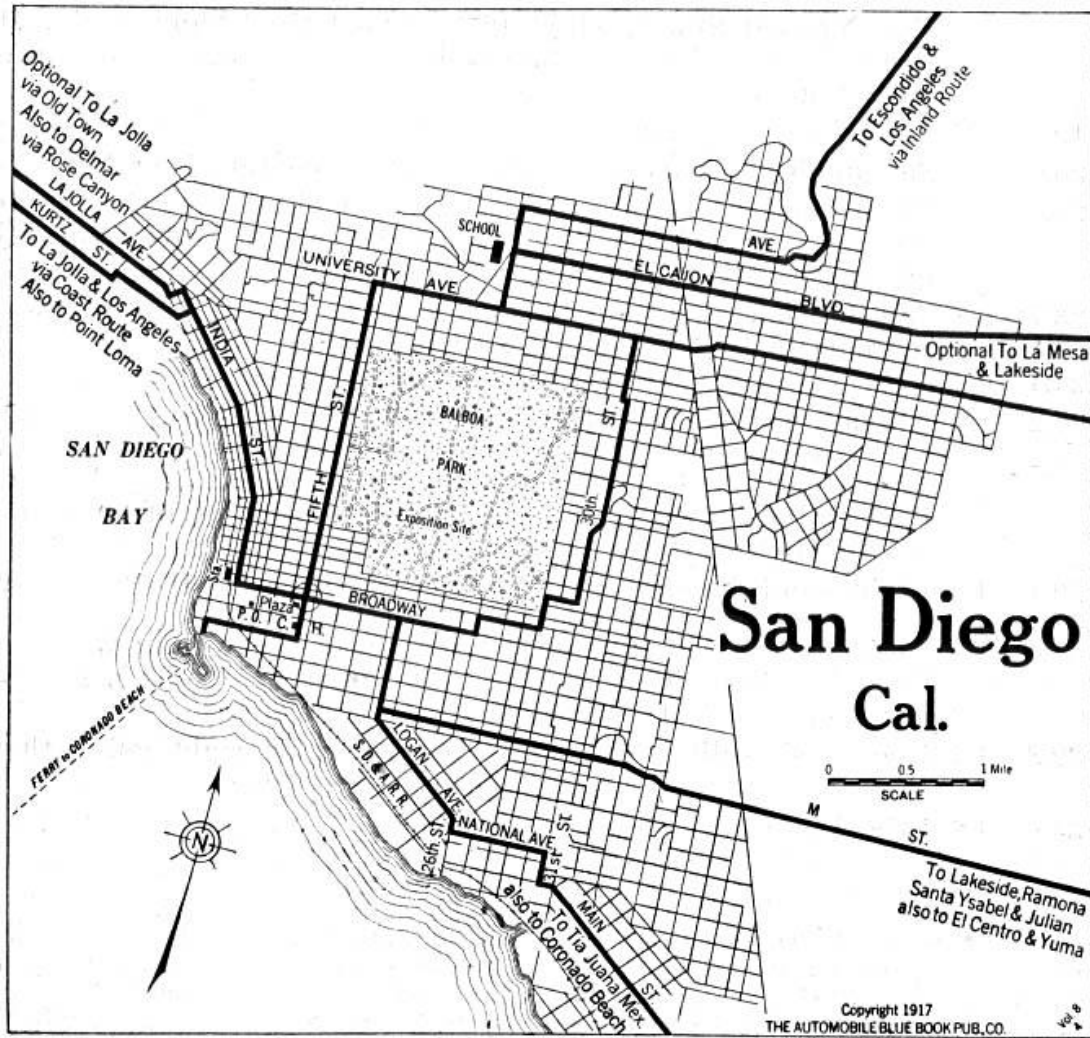


Figure 4 Tract Boundaries

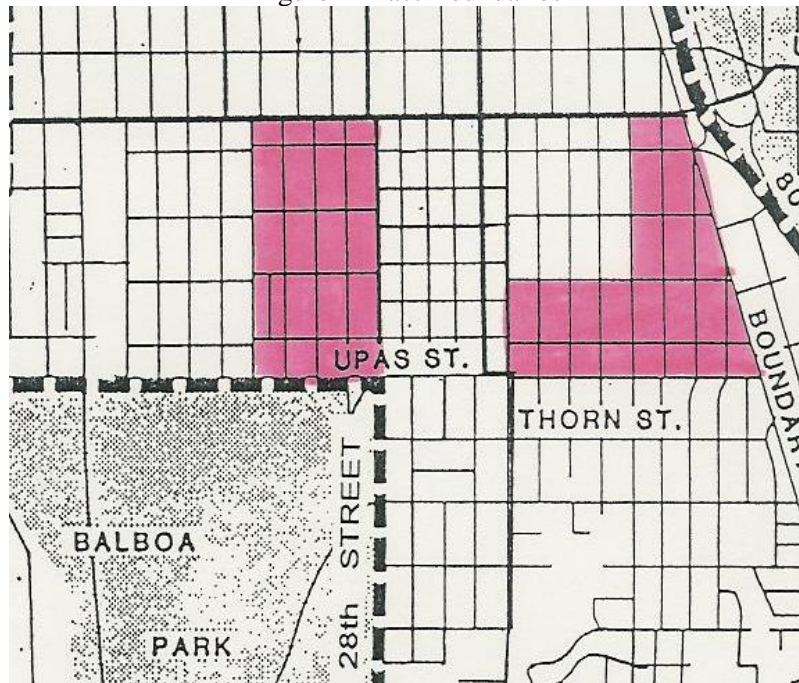


Figure 4a: Park Villas Tract Boundaries
(excluding Hartley's North Park Addition purchased in 1893)

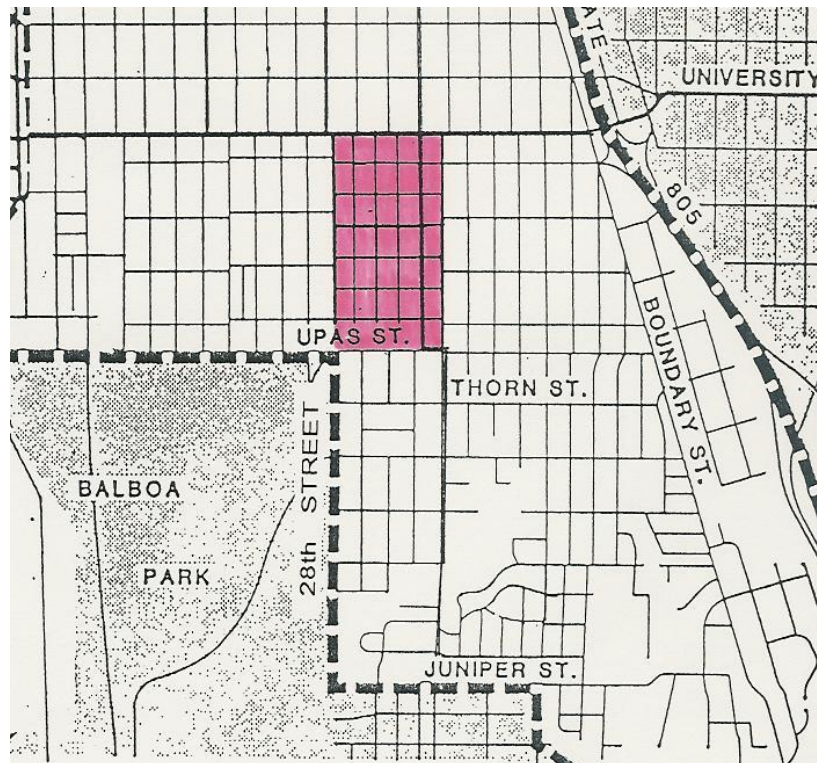


Figure 4b: West End Tract Boundaries

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

Figure 5 Blocks in Park Villas (Western Portion)

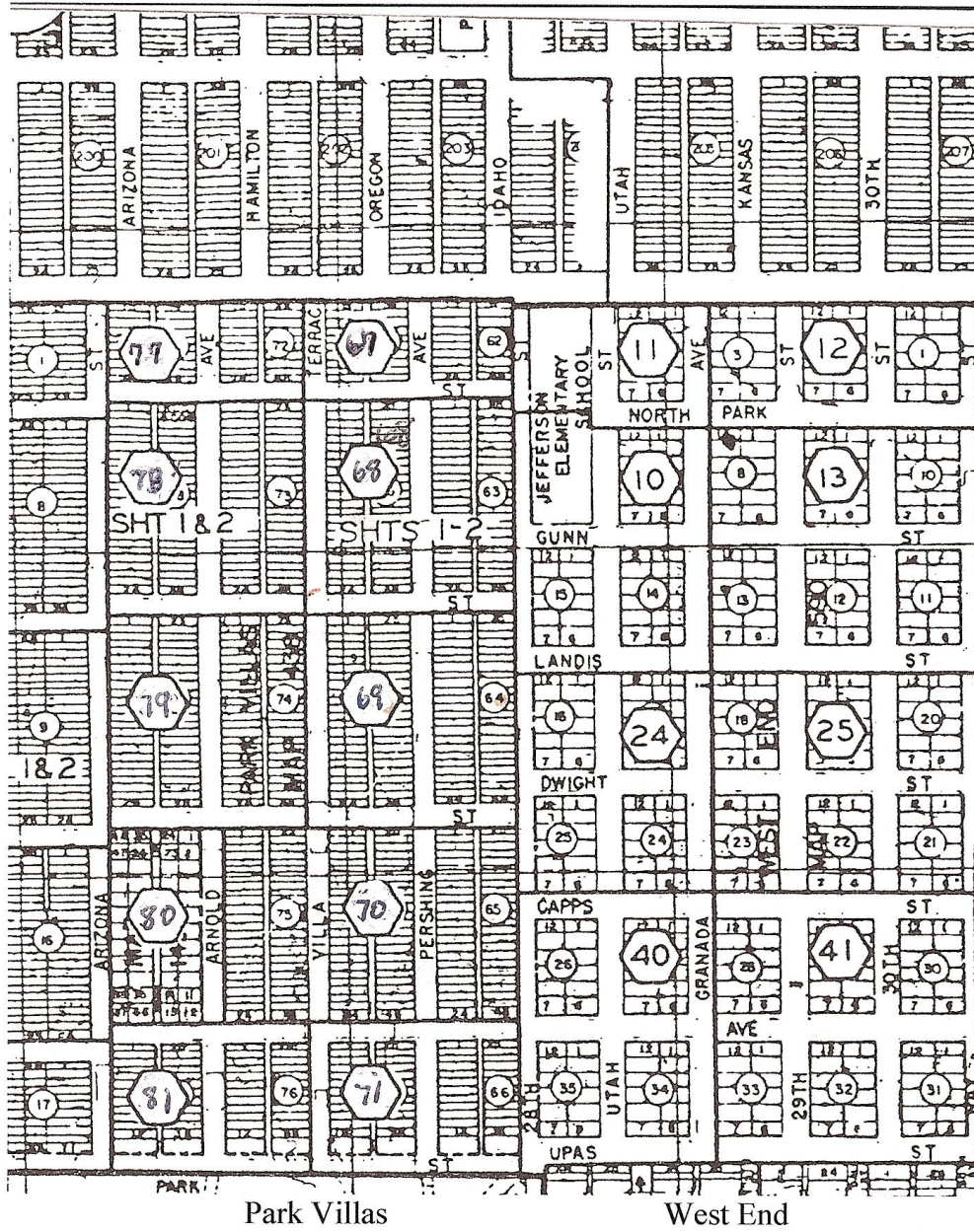


Figure 6 North Park Dryden Historical District Resource Map



RESOURCE MAP 2007

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

STAMPS GAME MACHINE

An interesting thing with stamps...
 The machine is a game...
 It is a very popular...
 It is a very popular...
 It is a very popular...

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

Supplemental STATEMENT OF SIGNIFICANCE- Criterion A

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:

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

HRB Designation Criteria A-E are as follows~~The City of San Diego Guidelines for Preparing a Historic District Nomination in Consultation with Staff dated July 14, 2008 require a proposed district to meet one or more of the following criteria to be eligible for designation:~~

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

~~The May 2007 application for the North Park Dryden Historical District briefly described the historical importance of the proposed District in terms of HRB criteria B (historic persons), C (architecture), and D (work of a master). This Supplemental Statement of Significance documents qualifications of the proposed District under Criterion A (special elements), based on the detailed discussion presented in the Supplemental Boundary Justification that follows this section. In this Supplemental Statement of Significance, the focus is on how the proposed District exemplifies special elements of North Park’s historical, social, economic and architectural development. 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
The District's period of significance, 1912-1941, represents several changes in architectural style preferences and aesthetics.	"d." Development Progression: Neighborhoods or districts illustrating the progressive development of style and changes in architectural and cultural taste.	HRB Criterion C as the District embodies distinctive characteristics of various styles, types and period(s) of construction.
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	"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.	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.
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.	"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.	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.

These ~~issues are discussed below, but are~~ 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 ~~at right~~ below.



CRITERION A

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

Historical Development

~~As described in the Supplemental Boundary Justification,~~ This neighborhood is associated with some of the earliest subdivision mapping of San Diego, being part of the Park Villas and West End tracts (mapped in 1870 and 1872, respectively). These tracts were formed as the pueblo lands were purchased by the city's founding political and entrepreneurial figures, a development process that created New Town and Horton's Addition. The pattern of blocks and lots laid out in Park Villas set the grid for many other tracts in what would become North Park, with the notable exception of neighboring West End, which instead followed the pattern of Horton's Addition. The Park Villas pattern of 60-foot wide streets and 50-foot by 125-foot lots clashed with the West End configuration of 80-foot wide streets and 50-foot by 100-foot lots at 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

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. ~~As documented in the Supplemental Boundary Justification,~~ 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 ~~included in the Supplemental Boundary Justification~~ illustrates the desirability of the area:

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

Among the builders who bought lots and constructed houses to sell or built homes for buyers were David Owen Dryden, Alexander Schreiber, Ralph Hurlburt and Charles Tifal, and Melhorn Construction Company, all of whom are on the HRB List of Established Masters (November 2008). In particular, Dryden set a standard for high quality homes in the neighborhood, building 20 homes, 16 of them 2-story (and altering 2 homes built by others) in this six-block area, representing the highest concentration and approximately 40 percent of his homes in San Diego. The attraction of the neighborhood for Dryden ~~is~~ [has been](#) discussed in detail ~~in the Supplemental Boundary Justification~~. One of the unique aspects was the high number of corner lots created by the mismatched street grids along 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~~ [is supplemental application 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. ~~The importance of these San Diego businessmen to the development of North Park and the city in general is discussed in the Supplemental Boundary Justification.~~

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

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.

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.



3563 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 ~~Supplemental Boundary Justification discusses how the~~ demand for suburban housing in the early 1900s was filled by building companies and independent craftsmen who contracted out their services. As shown in Table 2, the architect or designer-builder is known for more than 80% of the homes in the proposed District. A master-architect or master-builder as identified in the HRB November 2008 list is associated with 26 homes in the District. David Owen Dryden designed 20 and designed alterations to two additional homes. Master-builders Alexander Schreiber and the Melhorn Construction Company were each associated with one home; the team of master-architect Ralph Hurlburt and master-builder Charles Tifal designed and build two adjacent homes across from Balboa Park at the southern boundary of the proposed District. In addition, Edward F. Bryans, who is nominated as a Master Builder in this Supplemental Application, built 15 homes in the proposed District. Table 2 lists architects and designer-builders in alphabetical order, and provides the resource numbers of the homes as identified in the May 2007 application.

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

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.

Comment [k2]: Text copied from DPR District Record

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.

Comment [k3]: Text copied from DPR District Record