



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: November 2, 2017

TO: Historical Resources Board and Interested Parties

FROM: Suzanne Segur, Associate Planner, Historical Resources, Development Services Department

SUBJECT: **ITEM 11 – DAVID O. DRYDEN SPEC HOUSE #3 [HRB# 1008-068]**

The property at 3543 Pershing Avenue was previously docketed for review by the Historical Resources Board on March 23, 2017, at which time staff recommended designation under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Craftsman style; and HRB Criterion D as a resource that is representative of a notable work of Master Builder David O. Dryden. Staff was not recommending designation under Criterion B for the property's association with George Klicka as proposed by the applicant. Prior to hearing the item, the applicant submitted additional information regarding Criterion B. At the request of staff, the item was continued to the April 27th meeting without being heard in order to allow an adequate amount of time to respond to the new information. Prior to the April meeting, the applicant withdrew the item in order to submit more supplementary information.

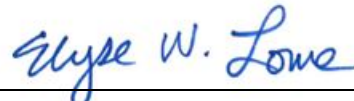
The applicant provided additional information for Criterion B and the property's association with George Klicka, an owner of several business in the North Park area. New information was provided about the Klicka family's contributions to the North Park building boom in the 1920's and the development of the pre-fabricated Studio Bungalo kit home in the 1930's. With the new information provided, staff has been able to determine that George Klicka made demonstrable achievements and contributions to the history of San Diego however, the property located at 3543 Pershing Ave is not the best resource that can be associated with George Klicka during his most significant achievement. Staff has concluded that Klicka's most significant achievement was the creation of the Studio Bungalo kit home and its exhibition in 1935 at the International Exposition in Balboa Park. Klicka developed this kit home during the height of the Great Depression when construction of new buildings had come to a halt. These homes provided San Diegans with an affordable new option that was also approved by the Federal Government for a Federal Housing Administration Loan. Klicka and his family lived at 3617 Park Boulevard from 1932-1935, the period of his most significant achievement. Therefore, staff concludes that 3617 Park Boulevard is the property best associated with George Klicka and continues to not recommend designation of 3543 Pershing Avenue under HRB Criterion B.

At the request of former Board Member Berge, staff has evaluated the property as an example of the Swiss Chalet subtype of the Craftsman style. Defining characteristics of the Swiss Chalet style include extra stickwork in gables or porches; dormers; extended or elaborated rafter ends; window boxes and balconies; triangular knee braces; battered foundations; and stone exterior chimneys. San Diego currently has several Swiss Chalet style houses on the register including HRB #124, #125 and #126

located at 2516-2520 San Marcos Avenue. Despite being referred to as a "Swiss Chalet home" in a newspaper ad from 1921, the property located at 3543 Pershing Avenue only possesses a balcony and does not display any of the other character defining features of the Swiss Chalet subtype. Therefore, staff does not recommend the property as an example of the Swiss Chalet subtype. Staff continues to recommend designation under HRB Criterion C as a good example of the Craftsman style.



Suzanne Segur
Associate Planner



Elyse W. Lowe
Deputy Director
Development Services Department

SS/el

Attachments: 1. Staff Report HRB-17-018 dated March 9, 2017
 2. The Applicants Addendum dated March 13, 2017



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: March 9, 2017 REPORT NO. HRB-17-018

HEARING DATE: March 23, 2017

SUBJECT: **ITEM #11 – David O. Dryden Spec House #3**

CHRID: [CHRID Location](#)

APPLICANT: William and Karen Strack

LOCATION: 3543 Pershing Avenue, North Park Community, Council District 3
APN 453-333-07-00

DESCRIPTION: Consider the designation of the David O. Dryden Spec House #3 located at 3543 Pershing Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the David O. Dryden Spec House #3 located at 3543 Pershing Avenue as a historical resource with a period of significance of 1917 under HRB Criteria C and D. The designation excludes the garage and the addition to the second floor of the rear of the home completed after the 1917 period of significance. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style and retains a good level of architectural integrity from its 1917 period of significance. Specifically, the resource displays a multi-plane low pitched gable roof with wide, unenclosed eave overhang; exposed roof rafters; partial width porch with tapered columns; patterned wood shingle siding; wide, wood frame windows as well as decorative beams and attic vents.
2. The resource is representative of a notable work of Master Builder David O. Dryden and retains integrity as it relates to the original design. Specifically, the resource represents Dryden's notable work during a very productive period in his career and demonstrates his use of angular views and skill for elegant design and quality construction.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as an individual historical resource. The resource is a two-story residence constructed in 1917 in the Craftsman style.

The subject property was designated by the Historical Resources Board as a contributing resource to the North Park Dryden Historic District in 2011 as Site #1008-068. The subject property was designated under HRB Criterion F as a contributing resource to the district, reflecting one or more aspects of the district's significance.

The historic name of the resource, the David O. Dryden Spec House #3, has been identified consistent with the Board's adopted naming policy and reflects the name of David O. Dryden, who constructed the house as a speculation house and has been identified as a Master Builder.

ANALYSIS

A Historical Resource Research Report was prepared by Bill and Karen Strack, which concludes that the resource is significant under HRB Criteria B, C and D. Staff concurs that the site is a significant historical resource under HRB Criteria C and D but not HRB Criterion B. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

CRITERION 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.

Research into the history of the property at 3543 Pershing Avenue did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or North Park's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

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

George Klicka and his wife, Wilhelmina, owned and lived in the house at 3543 Pershing Avenue from 1921 to 1925. Klicka moved to San Diego from Chicago and settled in North Park in 1921. Along with his brother Emil, Klicka operated several local businesses including Klicka Lumber Company which opened in 1921 at the corner of 30th Street and University Avenue. George Klicka was also an inaugural member of the North Park Business Club which became the North Park Lions Club in 1926.

The applicant's report asserts that Klicka's most important contributions were made during the early years of his businesses in San Diego but does not describe in detail what these contributions were. In 1981 a [nomination](#) for the property at 3611-3617 Park Boulevard was submitted for designation for its association with George Klicka to the City of San Diego Historical Site Board. The nomination provides information not included in the report for 3543 Pershing Avenue including Klicka's role as a pioneer of prefabricated homes and the exhibition of his work at the California Pacific Exposition in Balboa Park in 1935. The applicant's report is missing important information and does not thoroughly evaluate Klicka's achievements and contributions to the history of San Diego. Furthermore, it cannot be determined that the property at 3543 Pershing Avenue is the resource best associated with Klicka's most significant period of activity without this information. Therefore staff cannot recommend designation under HRB Criterion B.

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

The subject resource is a two story, single family residence constructed in 1917 in the Craftsman style. The house sits on an interior lot with its primary façade facing Pershing Avenue with a garage located on an alley at the rear. The house is clad in square cut wood shingles and features a multiplane, low pitched gable roof with wide, unenclosed eaves. A partial width porch with tapered brick columns and scored concrete floor covers the southwest corner of the structure. A balcony is located on the second floor of the street elevation. The front façade features a large fixed pane window as well as a tripartite window which includes a fixed pane flanked by two casements. All windows are wood multi-lite-over-one, either casement or fixed, excluding several modern windows on the rear. The windows are often grouped together adding emphasis to the horizontality of the structure. A stucco chimney is present on the south façade and a modern addition covered in wood siding bumps out from the rear of the second floor. Craftsman ornamentation includes attic vents and decorative beams.

Several modifications have been made to the house since its construction in 1917. The applicant's report speculates that the second floor bathroom addition was constructed sometime in the 1970's. Additionally, the garage was modified during the same time period. The current owners purchased the property in 2014 and began working to restore the house using historic photos and guidance from an architect specializing in historic resources. City staff worked with the owners on most, but not all, of this work. Restoration projects included the removal of a balcony cover on the front façade, the replacement of aluminum windows with wood, the repair of wood shingles as needed, the extension of the chimney and the removal of non-historic tiles and railing on the front porch. Additionally, new concrete stairs and a scored concrete and brick walkway were added to create a pathway from the street to the primary entrance. The owners worked with city staff on the construction of a new porch railing which, unlike the original railing, allows for access from the street to the front entry. Although city staff worked with the property owners to restore the stucco porch columns to what was believed to be their original brick appearance, new photographic information provided in the applicant's report suggest that the columns may have originally been stucco. These modifications do not significantly impair integrity of design, workmanship or feeling.

With origins in the British Arts and Crafts movement, born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows. One story vernacular examples are often called simply bungalows. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; multiplane roofs; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; decorative attic vents; wood or stucco cladding; and wood frame windows in fixed, double hung and casement varieties.

Significance Statement: The house continues to convey the historic significance of the Craftsman Style by embodying the historic characteristics associated with the style; including a multi-plane low pitched gable roof with wide, unenclosed eave overhang; exposed roof rafters; partial width porch

with tapered columns; patterned wood shingle siding; wide, wood frame windows as well as decorative beams and attic vents. Therefore, staff recommends designation under HRB Criterion C.

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

David O. Dryden moved to San Diego in 1911 and began building homes in 1912 with the construction of his first home at 3120 Granada Street. In total, Dryden completed at least fifty-five homes in San Diego. In the early years, he typically lived in each home after construction while he worked on the next house. It was during the Panama-California Exposition in 1915 when Dryden's business flourished. The property at 3543 Pershing Avenue was constructed in 1917 during this very productive period in Dryden's career. However, only two years later, the war brought financial strain to the real estate market and in turn, Dryden could not keep up the payments on his loans and soon ended his business in San Diego. In 1925, the Drydens moved to the San Francisco Bay area where David continued his lucrative work as a builder of romantic, Latinized bungalows in the new suburbs of San Leandro, Richmond, and Oakland. David died at the age of 69 in 1946. The HRB established Dryden as a Master Builder in 1998 with the designation of the HRB Site #362, the Crook-Foster Residence and in 2011, David O. Dryden's body of work was recognized when the HRB designated the North Park Dryden Historic District under Criterion A, C and D. Although this district includes contributing resources constructed by various established Master Builders, Dryden is the most recognized Master Builder within this district. The property at 3543 Pershing Avenue is an example of Dryden's use of angular views to create a dynamic visual effect.

Significance Statement: The subject resource retains good integrity and continues to reflect Dryden's original design, intent and aesthetic. The house represents Dryden's notable work during a very productive period in his career and demonstrates his use of angular views and skill for elegant design and quality construction. Therefore, staff recommends designation under HRB Criterion D as a notable work of Master Builder David O. Dryden.

CRITERION 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 State Historical Preservation Office for listing on the State Register of Historical Resources.

The property at 3543 Pershing Avenue has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

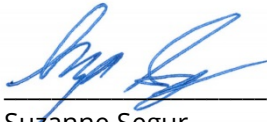
The property at 3543 Pershing Avenue is located within a designated historic district and has previously been designated as a district contributor. Therefore, the property is not currently eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

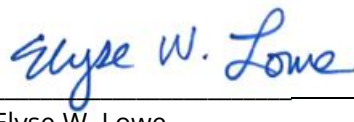
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility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

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the David O. Dryden Spec House #3 located at 3543 Pershing Avenue be designated with a period of significance of 1917 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Craftsman style; and HRB Criterion D as a resource that is representative of a notable work of Master Builder David O. Dryden. The designation excludes the garage and the addition to the second floor of the rear of the home completed after the 1906 period of significance.



Suzanne Segur
Assistant Planner



Elyse W. Lowe
Deputy Director
Development Services Department

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Attachment(s):

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

RESOLUTION NUMBER N/A

ADOPTED ON 11/16/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/16/2017, to consider the historical designation of the **David O. Dryden Spec House #3** (owned by William and Karen Strack, 3543 Pershing Avenue, San Diego, CA 92104) located at **3543 Pershing Avenue, San Diego, CA 92104**, APN: **453-333-07-00**, further described as BLK 65 LOTS 13 & 14 in the City of San Diego, County of San Diego, State of California; and

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

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

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

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the David O. Dryden Spec House #3 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Craftsman style and retains a good level of architectural integrity from its 1917 period of significance. Specifically, the resource displays a multi-plane low pitched gable roof with wide, unenclosed eave overhang; exposed roof rafters; partial width porch with tapered columns; patterned wood shingle siding; wide, wood frame windows as well as decorative beams and attic vents. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of Master Builder David O. Dryden and retains integrity as it relates to the original design. Specifically, the resource represents Dryden's notable work during a very productive period in his career and demonstrates his use of angular views and skill for elegant design and quality construction. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

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

BE IT FURTHER RESOLVED, the designation shall exclude the garage and the addition to the second floor of the rear of the home completed after the 1917 period of significance.

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

Vote: N/A

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney