



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: June 13, 2019 REPORT NO. HRB-19-024

HEARING DATE: June 27, 2019

SUBJECT: **ITEM #6 – L.N. and Elizabeth Horton/ Edward Bryans Spec House**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Dumbledore Family Trust; represented by Legacy 106, Inc.

LOCATION: 3020 Dale Street, North Park Community, Council District 3
APN 453-591-21-00

DESCRIPTION: Consider the designation of the L.N. and Elizabeth Horton/Edward Bryans Spec House located at 3020 Dale Street as a historical resource.

STAFF RECOMMENDATION

Designate the L.N. and Elizabeth Horton/Edward Bryans Spec House located at 3020 Dale Street as a historical resource with a period of significance of 1920 under HRB Criteria C and D. The designation excludes the garage and the 1950s addition. 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 1920 period of significance. Specifically, the resource features a partial width front porch with oversized square stuccoed piers, wood siding with a wide and narrow pattern, a multi-plane low-pitched gable roof with wide eave overhang, fenestration consisting primarily of wood double hung and fixed windows, and decorative beams and attic vents.
2. The resource is representative of a notable work of Master Builder, Edward Bryans, and retains integrity as it relates to the original 1920 design. Specifically, the resource is a notable example of his work in the Craftsman style featuring a partial width front porch with oversized square stuccoed piers, pattern siding, and a triangular shaped vergeboard along the roof gable above the front porch.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The property is located within the North Park community and has a simple rectangular form and is set back on a rectangular lot. The parcel is located in a residential neighborhood in close proximity to Bird Park within Balboa Park.

The property was located within the boundary of the 2016 North Park Survey Report but was not identified in the survey because it was not evaluated.

The historic name of the resource, the L.N. and Elizabeth Horton/Edward Bryans Spec House, has been identified consistent with the Board's adopted naming policy and reflects the name of L.N. and Elizabeth Horton, who completed the construction of the house as a speculation house and the name of Edward Bryans, a Master Builder.

ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106 which concludes that the resource is significant under HRB Criteria C and D and staff concurs. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

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 property is a one-story Craftsman style bungalow built in 1920 of wood frame construction on a raised concrete foundation. The building exhibits a simple rectangular form and is clad in wood siding with a wide and narrow board pattern. The low pitch front gable roof form is sheathed in composition shingle and features vertical slat attic vents at the gable ends. The partial width front porch features a front gabled roof supported by oversized square stucco piers. Fenestration consists primarily of wood double hung windows in 1 over 1 lite pattern, and wood fixed windows of both single lite and 6 over 1 divided lite patterns – all with wood sills and wide wood plank style casings. The original Craftsman style front entry door contains a decorative lite pattern of the windows with three square glass panes over 3 rectangular beveled panels.

Modifications to the property include a small laundry room addition that was constructed outside the period of significance and completed in the 1950s on the southwest corner of the property, a metal hand railing down the center of the porch stairs, and alterations to the wood railing around the porch. In 2017, the house's roofing material was replaced in-kind and repairs were done to the wood siding. This work was reviewed by historical resources staff and determined to be consistent with the Standards. Additionally, historical resources staff approved a new detached garage with guest quarters above in 2018. Because the construction of the new garage and guest unit is currently in process, the existing garage is excluded from this designation. Overall, these modifications do not significantly impair integrity of design, materials, 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; exposed roof rafters; multiple roof planes; 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 and sash windows in fixed, double hung and casement varieties.

Significance Statement: The house continues to convey the historic significance of the Craftsman style and retains integrity from its 1920 period of Significance. Specifically, the resource features a partial width front porch with oversized square stuccoed piers, wood siding with a wide and narrow pattern, a multi-plane low-pitched gable roof with wide eave overhang, fenestration consisting primarily of wood double hung and fixed windows, and decorative beams and attic vents.

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

Edward Bryans came to San Diego when he was 30 years old in 1911. His first project, 3544 Oregon Street, was completed in 1913 and became the Bryans' personal home and Edward's business location for many years. As his business expanded, he relocated away from North Park in the 1920s and began erecting larger houses and commercial properties along Park Boulevard, Upas Street, University Avenue and in other parts of San Diego. Bryans worked as a contractor for over forty years and was a member of the Masonic Lodge 35, F&AM, Scottish Rite Bodies, and a former member of the Elks Lodge 168. He died at age 92.

Edward Bryans designed properties in both the Craftsman and Spanish Eclectic styles. Bryans' work in the Craftsman style is characterized by his use of wood architectural elaborations, such as decorative knee braces, exposed sometimes stacked beams with notched verge boards, wooden clapboard and shingle siding and his most distinctive and unique feature, a decorative wooden keystone detail seen at the apex on the main front beams of some of his Craftsman designs. Most of Bryans' work has some type of front-facing gable in the design with partial width porch.

The subject resource was constructed by Bryans early in his career in San Diego. The resource's above standard construction and high level of architectural detail effectively reveal his fondness for quality design and craftsmanship, even in smaller sized homes. There are currently fifteen Bryans built homes listed as district contributors within both the North Park Dryden District or Fort Stockton Line Historic District as well as five Bryans built homes individually listed on the San Diego Historic Register:

HRB #1096 - Nathaniel and Ella Sebastian / Edward F. Bryans House, 4507 New Hampshire Street

HRB #1012 - Miguel and Ella Gonzalez House, 2829 28th Street

HRB #962 - Winslow R. Parsons Spec House #1, 3520 28th Street

HRB #558 - Eldora Rudrauff House, 3411 29th Street

HRB #495 - Dyar and Grace Hazelrigg House, 4247 Arden Way

Significance Statement: The subject resource retains excellent integrity and continues to reflect Bryans original design, intent and aesthetic. Specifically, the resource is an example of his work in

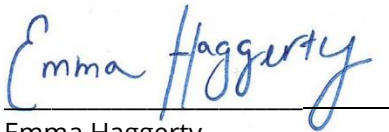
the Craftsman style. Therefore, staff recommends designation under HRB Criterion D as a notable work of Master Builder Edward Bryans.

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 L.N. and Elizabeth Horton/Edward Bryans Spec House located at 3020 Dale Street be designated with a period of significance of 1920 under HRB Criteria C and D. The designation excludes the garage and the 1950s addition.



Emma Haggerty
Assistant Planner



Suzanne Segur
Senior Planner

EH/ss

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 6/27/2019

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/27/2019, to consider the historical designation of the L.N. and Elizabeth Horton/Edward Bryans Spec House (owned by Dumbledore Family Trust 05-21-08, 3020 Dale Street, San Diego, CA 92104) located at **3020 Dale Street, San Diego, CA 92104**, APN: **453-591-21-00**, further described as BLK 2 LOTS 41 & 42 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 L.N. and Elizabeth Horton/Edward Bryans Spec House 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 1920 period of significance. Specifically, the resource features a partial width front porch with oversized square stuccoed piers, wood siding with a wide and narrow pattern, a multi-plane low-pitched gable roof with wide eave overhang, fenestration consisting primarily of wood double hung and fixed windows, and 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, Edward Bryans, and retains integrity as it relates to the original 1920 design. Specifically, the resource is a notable example of his work in the Craftsman style featuring a partial width front porch with oversized square stuccoed piers, pattern siding, and a triangular shaped vergeboard along the roof gable above the front porch.

(3) 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 1950s addition.

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:

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

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