



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: March 17, 2016 REPORT NO. HRB-16-017

ATTENTION: Historical Resources Board
Agenda of March 24, 2016

SUBJECT: **ITEM #13 –Casper Kundert/David O. Dryden Spec House #1**

APPLICANT: Lewis and Elizabeth Vann; represented by IS Architecture

LOCATION: 3049 Palm Street, 92104, Greater North Park Community,
Council District 3

DESCRIPTION: Consider the designation of the Casper Kundert/David O. Dryden Spec House #1 located at 3049 Palm Street as a historical resource.

STAFF RECOMMENDATION

Designate the Casper Kundert/David O. Dryden Spec House #1 located at 3049 Palm Street as a historical resource with a period of significance of 1912 under HRB Criteria C and D. Designation shall exclude the 449 square foot 2002 rear room addition. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style architecture and retains a good level of architectural integrity from its 1912 period of significance. Specifically, the resource features a front facing low-pitched cross-gable roof with overhanging eaves, exposed beams, and rafters; full-width porch with oversized square tapered wood columns, stucco piers, and wide-top railing; fixed horizontal multi-light over casement windows; and wood shingle siding.
2. The resource is representative of the notable work of Master Builder David O. Dryden, and retains integrity to the original design. Specifically, the resource is the second known residence to be built by Dryden in San Diego, and is representative of his early work before he went on to develop more Craftsman homes and eventually experiment with Spanish style bungalows. The staggered wood shingle siding, contrasted stucco finish, and milled trim, as seen on the subject resource, is a stylistic choice Dryden utilized on many of his Craftsman homes. His talents as a builder can also be seen through his use of and use of heavy beams and cross gabled plan on the subject resource. These features are true to the Craftsman style and also illustrate Dryden's talents as a Master Builder.

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. This property is located in S. Gurwell Heights subdivision of the Greater North Park Community Plan Area.

The building is located on APN 451-651-1900. The property was identified in the 1996 Mid-City Survey and given a Status Code of 4B2, which meant that the property needed to be reevaluated. The property was neither identified in the 2004 North Park Historic Resources Survey nor Draft 2011 North Park Historic Resources Survey. The building's notice of completion was not found. However newspaper records confirm that permits were pulled for the building in 1912.

The historic name of the resource, Casper Kundert/ David O. Dryden Spec House # 1, has been identified consistent with the Board's adopted naming policy and reflects the name of Master Builder David O. Dryden, who built the house in 1912 as a speculation house for Casper Kundert.

ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture, which concludes that the resource is significant under HRB Criteria C and D. Staff concurs that the site is a significant historical resource under HRB Criteria C and D. 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 resource is a one-story wood shingled single family residence built in the Craftsman bungalow style, with a low-pitched cross gable roof, vertical vents, overhang eaves, and exposed rafters. The full-width concrete porch, which is above grade with concrete steps connecting to a straight walkway from Palm Street, features heavy square beams supported by oversized square tapered wood columns and stucco piers; heavy wide-top railing; and a centered entry doorway into the residence. The three windows to the left of the front door consist of multi-light transom over paired single lite casement windows; while the three windows to the right of the front door consist of multi-light transoms over single casements with a fixed central light. All front façade windows and the entry door are finished with blue milled trim.

The west elevation's front portion consists of continued wood shingle siding and two 6-over-1 divided light wood casement windows with a chimney between them. The chimney is finished with smooth stucco and has a centered arch relief. The rest of the west side elevation is recessed approximately 18" from the front portion and further away from public view.

The east elevation's front portion features a front facing gable with three wood beams, and multi-light transoms over single casements and a central fixed window. The façade is also recessed approximately 18" after the gable eaves. At the center of the elevation is one double hung sash window and two 1-over-1 wood sash sliding windows.

Towards the back of the east elevation, a 449 square foot rear addition was made to the south of the residence in 2002. It features a low-pitched front gable with bracket, sliding glass door, metal clad casement windows, attached wood deck, and above grade concrete foundation. The addition neither adds nor detracts from the property's eligibility for designation, and is away from street view. However designation should exclude the 2002 rear addition.

With origins in the British Arts and Crafts movement, which was 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. Character defining features of Craftsman architecture include a low-pitched, gabled or hipped roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; 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 by embodying the historic characteristics associated with the style including its front facing low-pitched cross gable roof with overhanging eaves, exposed beams, and rafters; full-width porch with oversized square tapered wood columns, stucco piers, and wide-top railing; fixed horizontal multi-light over casement windows; and wood shingle siding. 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 Owen Dryden was born on July 1, 1877 in Guerneville, Sonoma, California. Raised in Oregon, he returned to California to work as a building contractor. In December 1911, Dryden and his wife Isabelle moved to San Diego as he went on to build many Craftsman style houses in newly developed subdivisions north of Balboa Park, including S. Gurwell Heights where the subject resource resides.

In San Diego, Dryden has a historic district, several designated homes, and speculation houses named after him. By 1919, he was credited to building over 50 Craftsman homes in San Diego. On May 27th, 1998, the Historical Resources Board established David O. Dryden as a Master Builder with the designation of the Crook-Foster Residence (HRB Site # 362).

Significance Statement: The 3049 Palm Street residence is the second known residence to be built by Dryden in San Diego. Therefore it is representative of his early work, before he went on to develop more Craftsman homes and eventually experiment with Spanish style bungalows. The staggered wood shingle siding, contrasted stucco finish, and milled trim, as seen on the subject resource, is a stylistic choice Dryden utilized on many of his Craftsman homes. His talents as a builder can also be seen through his use of and use of heavy beams and cross gabled plan on the subject resource. These features are true to the Craftsman style and also illustrate Dryden's talents as a Master Builder. Therefore, staff recommends designation under HRB Criterion D as a resource representative of the notable work of Master Builder David O. Dryden.

OTHER CONSIDERATIONS

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

CONCLUSION

Based on the information submitted and staffs field check, it is recommended that the Frank and Casper Kundert/David O. Dryden Spec House #1 located at 3049 Palm Street be designated with a period of significance of 1912 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 the notable work of Master Builder David O. Dryden. Designation shall exclude the 449 square foot 2002 rear room addition. 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.



Jane Kang
Planning Intern



Kelley Stanco
Senior Planner/HRB Liaison

JK/ks

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 3/24/2016

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/24/2016, to consider the historical designation of the **Casper Kundert/David O. Dryden Spec House #1** (owned by Lewis R and Elizabeth C Vann, 3049 Palm Street, San Diego, CA 92104) located at **3049 Palm Street, San Diego, CA 92104**, APN: **453-651-19-00**, further described as BLK 2 LOTS 12 & 13 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 Casper Kundert/David O. Dryden Spec House #1 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics in the Craftsman Style, and retains integrity to its 1912 period of significance. Specifically, the resource features a front facing low-pitched cross gable roof with overhanging eaves, exposed beams, and rafters; full-width porch with oversized square tapered wood columns, stucco piers, and wide-top railing; fixed horizontal multi-light over casement windows; and wood shingle siding. 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 to the original design. Specifically, the subject resource is the second known residence to be built by Dryden in San Diego. Therefore it is representative of his early work, before he went on to develop more Craftsman homes and eventually experiment with Spanish style bungalows. The staggered wood shingle siding, contrasted stucco finish, and milled trim, as seen on the subject resource, is a stylistic choice Dryden utilized on many of his Craftsman homes. His talents as a builder can also be seen through his use of and use of heavy beams and cross gabled plan on the subject resource. These features are true to the Craftsman style and also illustrate Dryden's talents as a Master Builder. 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 449 square foot 2002 rear 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: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney