



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.



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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)



THE CITY OF SAN DIEGO

Historical Resources Board

POLICY 4.1 - ADOPTED BY HSB ON JANUARY 7, 1977
AMENDED BY HRB ON AUGUST 28, 2000
AMENDED BY HRB ON APRIL 25, 2002

HISTORICAL DISTRICT POLICY ON ESTABLISHING HISTORICAL DISTRICTS

1. DEFINITIONS

“ A historical district means a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development and that have a special character, historical interest, cultural or aesthetic value, or that represent one or more architectural periods or styles in the history and development of the City.” (San Diego Land Development Code Section 113.0103)

The City of San Diego Historical Resources Board will consider designating the following five types of Historical Districts consistent with the definition above:

GEOGRAPHIC/TRADITIONAL HISTORICAL DISTRICT: This type of District is the long standing traditional type that includes 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. Contributing sites in the Geographic/Traditional District are designated at the discretion of the Historical Resources Board.

THEMATIC HISTORICAL DISTRICT: This type of District includes a finite group of resources related to one another in a clearly distinguishable way by a common theme related to historical context, architectural style, development period, or other characteristics, where visual continuity is not significant and sites are not necessarily located within a geographically definable area.



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VOLUNTARY/TRADITIONAL DISTRICT: This type of District includes a group of resources which are part of a finite number related to one another in a clearly distinguishable way with related character, architectural styles and physical proximity and association within an area that is geographically identifiable, but where the contributing site nominations are voluntarily made at the discretion of the property owner. Contributing site designations are made at the discretion of the Historical Resources Board from those volunteered by the property owner.

EMERGING HISTORICAL DISTRICT: This type of District includes a group of resources related to one another in a clearly distinguishable way with related character, theme, architectural styles, development period, or other characteristics within a geographically identifiable area which could one day cumulatively develop sufficient concentrations to bring it the level of a Geographic/Traditional or Thematic Historic District.

ARCHAEOLOGICAL DISTRICT: This type of District includes groupings of archaeological resources related to one another in a clearly distinguishable way with related character, theme, style, development period, culture, or other characteristics. Archaeological Districts are those that would have significant known or suspected concentration, linkage, or continuity of sites with subsurface archaeological or historical information in the form of site function, structures, objects, or features. Archaeological districts are the places where remnants of a past culture survive in a physical context that allows for the scientific interpretation of those remains. The archaeological remains usually take the form of artifacts (fragments of tools, ceramic vessels, or animal remains) features (remnants of walls, cooking hearths, or trash mittens) or ecological evidence (pollens, soils, fossils, old riverbed, shorelines and other natural indicators of cultural setting). An Archaeological District may be prehistoric, historic, or contain components from both periods. Additionally, historical archaeological properties may include standing or intact structures or other features that have a direct historical association with the subsurface remains. (Source:NRB#36)

Archaeological Districts may also be geographic, thematic or emerging: Geographic Districts are those where archaeological features are located or concentrated within an identifiable and continuous geographical area. An example would be a pre-Hispanic settlement. Thematic Districts are those where archaeological features or information is related through multiple sites, but the locations are scattered over a wide area. An example may be a series of sites related to one particular ethnic group of the same era, with perhaps different functions, (gathering, manufacturing, disposal sites) summer and winter camps, etc. Emerging Districts are those where one or more sites of significance have been found, and where evidence points to additional sites and features which could be identifiable in the future as more areas are investigated.

2. CRITERIA

The following criteria will be utilized in determining the significance of an area proposed for district designation:

- a. Common Heritage: An area associated with groups of existing or former residents who, because of their common employment or heritage have contributed significantly to the City's development. Such an area will usually contain structures of architectural interest identified with common heritage and traditional functions.
- b. Traditional Activity: An area or district associated with traditional activity, such as a central market, an educational or transportation facility, wharves, or warehousing. Such an area may also be remarkable for the particular architectural styles or method of construction associated with its original or traditional activity. Often a traditional activity has significantly shaped the history of the community which it served adding to its historic significance. If the traditional function exists in the present, it serves to illustrate the similarities and differences between past and present.
- c. Rare Past: A district which was once representative of common existence during a specific historic era but is now rare or unusual. Such as: an example of architecture, artistry, or design once common, now rare, or a function or use once common, now rare.
- d. Development Progression: Neighborhoods or districts illustrating the progressive development of style and changes in architectural and cultural taste.
- e. Consistent Plan: Districts illustrating the development of coherent or consistent planning and design, or innovations in planning philosophy.
- f. Public Works: Districts which illustrate the development of public works and other significant engineering achievements. During all historical periods structural aspects have been important, but after 1850, systems or construction employing steel and masonry contributed greatly to the evolution of commercial, industrial, and public buildings and therefore take a large part in the study of architecture of late periods.
- g. Features of Daily Living: Districts which illustrate the details of daily living during a previous period. Equipment or mechanical devices such as call bells, speaking tubes, dumbwaiters, fans, or similar systems are examples.
- h. Industrial Evolution: Districts which illustrate the evolution of an industrial era and its effects on humanity. Examples include company towns, glassworks, factories, manufacturing processes, and marketing developments. Aspects of these which have been instrumental in changing modes of work, altering working conditions, improving living standards, and generally affecting the social order may also manifest significance.
- 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.

- j. Building Groupings: Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.
- 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.

3. OBJECTIVE

The objective of a District is to maintain the scale and basic character of the subject district and other designated historic districts through:

- a. Protection and preservation of the basic characteristics and salient architectural details of structures insofar as these characteristics and details are compatible with the historical district, as defined by the Board in the Statement of Significance adopted for each district.
- b. Affording the widest possible scope for continuing vitality through private renewal and architectural creativity, within appropriate controls and standards. The Board intends to foster a climate in which each district may continue to exist as a living, changing neighborhood and not a static museum.
- c. Encouraging development of vacant property and redevelopment of incompatibly developed properties in accordance with the character of the area.
- d. Encouraging continuous research into San Diego's human past and culture for the benefit of future generations.

4. DOCUMENTATION

Information required for the establishment of historical districts:

GEOGRAPHIC/TRADITIONAL HISTORICAL DISTRICT

Geographic Boundaries: Specific geographic boundaries are established to encompass the historically significant area, sites and features.

A Statement of Significance: A statement is provided to establish the historical significance of the district based on Board Criteria.

Site Surveys: All properties within the district boundaries are evaluated and identified as contributing to the historical significance of the district, or as non-contributing sites. State of California Department of Parks and Recreation Forms (DPR-523 Forms) are provided for all properties within the District boundaries.

Contributing Sites: Contributing sites are those that meet the significance characteristic of the District and are specifically designated historical resources. These sites shall be eligible for all the benefits and responsibilities of historic designation, including the application of the Historical Building Code, Tax Code Incentives, and US Secretary of Interior Standards for development. Generally a Geographic Historic District should have a minimum of 50% contributing sites, and ideally 65% or more (source: State Historic Preservation Office).

Non-contributing Sites: Non-contributing sites are those 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. These sites are not eligible for benefits resulting from historical designation, except if the owner subsequently restores original historic fabric and features making it a contributing site to the district. In these cases, the Board shall hold a public hearing where the status of the site from non-contributing to contributing can be assessed and approved.

Vacant Parcels: Vacant parcels within the boundaries of a District will be deemed to have significance if they relate to the quality and character of the district, otherwise they will be classified as non-contributing sites. Alteration of vacant sites will be reviewed in a manner consistent with the applicable historical district's approved development guidelines.

District Features: The Board will determine upon designation of a Historic District those features and characteristics deemed essential to the maintenance of the district's architectural and/or historic integrity.

Development Guidelines: If deemed necessary to maintain the historical and/or architectural integrity of a historical district the Board will prepare and adopt a set of development guidelines to be used in development project review for contributing and non-contributing sites, and other district features such as streets, etc., to provide an appropriate context for the application of US Secretary of Interior Standards.

Demolition and Alteration: Alteration to a contributing site within a historical district must comply with the applicable provisions of the San Diego Land Development Code. For example, a Site Development Permit is required for substantial alteration within historical districts and a recommendation of the Historical Resources Board is required prior to Planning Commission decision on a Site Development Permit. Furthermore, if a deviation for demolition or removal of a contributing structure within a historical district is approved, the applicant must obtain approval for new development before the issuance of a Demolition/Removal Permit. (San Diego Land Development Code sections 126.0502, 126.0503, 143.0250, and 143.0260(c).

Inter-Department and Agency Support: Participation of appropriate City departments will be sought to assist with the preparation of a historical district. Upon designation of a historical district, actions of Departments which could affect said district, including proposed changes in land use, changes in traffic patterns and street closing, public improvements, encroachment permits, etc. should be forwarded to the Board for review and recommendation, consistent with the applicable historical district development guidelines and Section 111.0206d(4) of San Diego Land Development Code which empowers the Board *“To adopt standards and guidelines to be used by the Board in reviewing applications for development permits involving designated historical resources.”*

THEMATIC HISTORICAL DISTRICT

Geographic Boundaries: District significance is based on historical theme features not contained within identifiable geographic boundaries. Typically, a Thematic District boundary would be the whole, or a large portion of the City’s jurisdiction.

A Statement of Significance: A statement is provided to establish the historical significance of the district based on Board Criteria.

Site Survey: Only properties associated with the District’s theme are evaluated and identified as contributing sites. DPR-523 Forms are prepared for contributing sites only.

Contributing Sites: Contributing sites are deemed historical resources. These sites shall enjoy all the benefits and responsibilities of historic designation, including the application of the Historical Building Code, Tax Code Incentives, and US Secretary of Interior Standards for development. Generally this type of district should contain 100% contributing sites within the area identified (source: State Historic Preservation Office).

Non-contributing Sites: Criterion is not applicable since there typically is no geographic boundary within which non-contributing sites would be identified.

Vacant Parcels: Vacant parcels may be included in a Thematic District if they contribute to the significance of the district’s theme. Included could be sites such as open yards, parks or open space areas that provide context and setting that contribute to the historical theme of the district. Vacant parcels with these features may be identified as contributing sites.

District Features: The Board will determine upon designation of a historic district those features and characteristics deemed essential to the maintenance of the district’s thematic integrity.

Development Guidelines: If deemed necessary to maintain the historical and/or architectural integrity of a historic district the Board may prepare and adopt a set of development guidelines to be used in development project review.

Demolition and Alteration: Alteration to a contributing site in a Thematic District must comply with the applicable provisions of the San Diego Municipal code. For example, a Site Development Permit is required for substantial alteration within historical districts and a recommendation of the Historical

Resources Board is required prior to Planning Commission Decision on a Site Development Permit. Furthermore, if a deviation for demolition or removal of a contributing structure within a historical district is approved, the applicant must obtain approval for new development before the issuance of a Demolition/Removal Permit. (San Diego Land Development Code Sections 126.0502, 126.0503, 143.0250, and 143.0260(c).

Inter-Department and Agency Support: Participation of appropriate City departments will be sought in assisting with the preparation of a thematic district program. Upon designation actions of Departments which could affect a thematic district, including proposed changes in land use, changes in traffic patterns, public improvements, and street closing, should be forwarded to the Board for review and recommendation consistent with the applicable thematic district guidelines per Section 111.0206d(4) of the San Diego Land Development Code.

VOLUNTARY/TRADITIONAL HISTORICAL DISTRICT

Geographic Boundaries: Specific geographic boundaries are established to encompass the historically significant area, sites and features based on the historical survey completed.

A Statement of Significance: A statement is provided to establish the historical significance of the district based on Board Criteria.

Site Surveys: All properties within the district boundaries are evaluated and identified as contributing to the historical significance of the district, or as non-contributing sites. DPR-523 Forms are provided for all properties within the District boundaries.

Potentially Contributing Sites: Potentially Contributing Sites are those that meet the significance characteristic of the District. These sites shall be identified as eligible for designation as contributing sites in the district's survey.

Contributing Sites: Contributing Sites are Potentially Contributing Sites which are volunteered by their owners for designation and are specifically designated historical resources. These sites are eligible for all the benefits and responsibilities of historic designation, including the application of the Historical Building Code, Tax Code Incentives, and US Secretary of Interior Standards for development. In order to establish a Voluntary/Traditional District, a minimum of 51% of the known Potentially Contributing Sites shall be the minimum considered for the establishment of this type of District. When more than 85% of the Potentially Contributing Sites have been designated, the Board shall proceed to establish a Geographic/Traditional based Historical District (See Geographic/Traditional Historical District section for process and requirements).

Non-contributing Sites: Non-contributing sites are those 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. These sites are not eligible for benefits resulting from historical designation, except if the owner subsequently restores original historic fabric and submits it for historical designation as a contributing site to the district. In these cases, the

Board shall hold a public hearing where the status of the site from non-contributing to contributing can be assessed and approved.

Vacant Parcels: Vacant parcels within the boundaries of a District will be deemed to have significance if they relate to the quality and character of the district, in which case they may be volunteered for designation. Otherwise they will be classified as non-contributing sites.

District Features: The Board will determine upon designation of a District those features and characteristics deemed essential to the maintenance of the district's architectural and/or historic integrity.

Development Guidelines: Development activity for the District's Contributing Sites will be subject to the US Secretary of Interior Standards. Potentially Contributing Sites more than 45 years old will be regulated by the City of San Diego Land Development Code Section 143.0250.

Demolition and Alteration: Demolition or alteration to a contributing site shall conform with Section 143.0201 et sec. of the Land Development Code. Demolition or alteration of a potentially contributing site within a historical district must comply with the applicable provisions of Sections 143.0212, 143.0220, and 143.0250 of the San Diego Land Development Code.

Inter-Department and Agency Support: Participation of appropriate City departments will be sought to assist with the preparation of a historical district. Upon designation of a historical district, actions of Departments which could affect said district, including proposed changes in land use, changes in traffic patterns and street closings, public improvements, encroachment permits, etc. should be forwarded to the Board for review and recommendation, consistent with the applicable historical district development guidelines and Section 111.0206d(4) of San Diego Land Development Code, which empowers the Board *"To adopt standards and guidelines to be used by the Board in reviewing applications for development permits involving designated historical resources."*

EMERGING HISTORICAL DISTRICT

Geographic Boundaries: District significance is based on a sampling of historical features or sites contained within an identifiable neighborhood or community of the City.

A Statement of Significance: A statement is provided establishing the historical significance of the district based on Board Criteria and representative samples of development that meet historic district criteria.

Site Survey: Only properties submitted for evaluation that are associated with the District's theme are evaluated and identified as contributing sites DPR-523 Forms are prepared for contributing sites only.

Contributing Sites: Contributing sites are deemed historical resources. These sites will enjoy all the benefits and responsibilities of historic designation, including the application of the Historical Building Code, Tax Code Incentives, and US Secretary of Interior Standards for development. Generally volunteered sites should make up no less than 10% and no more than 40% of the potentially contributing

sites. If volunteered sites are more than 40% of the potential contributing sites within the geographic area, then a Geographically based district should be pursued (per State Historic Preservation Office recommendation).

District Features: The Board will determine upon designation of an Emerging District those features and characteristics deemed essential to the maintenance of the district's architectural and/or historic integrity, such as zoning, revitalization activity, etc.

Demolition or Alteration: Alteration to a contributing site in an Emerging District must comply with the applicable provisions of the San Diego Land Development Code. For example, a Site Development Permit is required for substantial alteration within historical districts and a recommendation of the Historical Resources Board is required prior to Planning Commission decision on a Site Development Permit. Furthermore, if a deviation for demolition or removal of a contributing structure within a historical district is approved, the applicant must obtain approval for new development, before the issuance of a Demolition/Removal Permit. (San Diego Land Development Code Sections 126.0502, 126.0503, 143.0250, and 143.0260(c).

Inter-Department and Agency Support: Participation of appropriate City departments will be sought in assisting with the preparation of an Emerging District program. Upon designation of an Emerging District, the Board will request that actions of Departments which could affect contributing site in an Emerging District, including proposed changes in land use, changes in traffic patterns and street closing, be forwarded to the Board for review and recommendation consistent with Section 111.0206d(2) of the San Diego Land Development Code.

ARCHAEOLOGICAL DISTRICT

Boundaries: Boundaries are established to encompass the known or potential archaeologically significant area, based on published scientific reports identifying sites and features. Defining the perimeter of an archaeological site is often difficult, because its definition depends on an exhaustive scientific research which may often take many years and even a lifetimes. Defensible boundaries are required in that the boundaries chosen have to be justified. Boundaries, however, may change over time as a result of ongoing research.

A Statement of Significance: A statement is provided to establish the significance of the district based on Board Criteria.

Site Survey: Properties within the district boundaries are evaluated as the opportunity allows, and individual sites are identified whenever scientific data is available, as contributing or non contributing to the historical significance of the district. DPR-523 Forms are provided for all properties within the District boundaries.

Contributing Sites: Contributing sites are those where specific archaeological resources are known to exist, and are therefore deemed historical resources. These sites shall enjoy all the benefits and responsibilities of historic designation, including the application of the Historical Building Code, only to the degree it preserves the resource, Tax Incentives, and use of US Secretary of Interior Standards for development impacting subsurface areas.

Potentially Contributing Sites: Potentially contributing sites are those that have yet to be studied in detail and which once analyzed have a high probability of containing significant resources to be the cultural character of the district.

Vacant or Unsurveyed Parcels: Vacant or unsurveyed parcels within the boundaries of an archaeological district will be deemed to have significance (contributing site) if they relate to the quality and character of the district. Until site research proves that a site cannot provide future archaeological significance, any subsurface alteration will be reviewed and subject to archaeological monitoring unless and until, the site is found to be a non-contributing site. Sites may be removed from the district, or may be identified as non-contributing based on ongoing research results.

Non-contributing Sites: Non-contributing sites are those that have been studied with no archaeological information found. Typically these are substantially disturbed or modified, so that the site no longer is known to contain any archaeological value, and therefore does not contribute to the historical integrity of the district.

District Features: The Board will determine upon designation of an Archaeological District those features and characteristics deemed essential to the maintenance of the district's archaeological integrity.

Development Guidelines: All subsurface development will be required to undergo archaeological monitoring. In special cases where the quality of the built environment may be critical to the future integrity of the Archaeological District the Board may prepare development guidelines to be available for project review.

Demolition and Alteration: No permit for the alteration of subsurface areas shall be issued without review and recommendation by Board consistent with Section 126.0503, 126.0504, and 143.0201 et sec. of the Land Development Code.

Inter-Department and Agency Support: Participation of appropriate City departments will be sought in assisting with the preparation of an archaeological district program. Upon designation actions of Departments which could affect an archaeological district, including proposed subsurface construction and grading will be forwarded to the Board for review in a manner consistent with the applicable archaeological district program as provided by Section 111.0206d(4) of the City of San Diego Land Development Code.

5. BOARD ACTION








The following actions are required for the City of San Diego Historical Resources Board to establish a historical district:

- a. **Designation request:** Any organization, or individual can bring forth a request for historical district designation. The request should also include a petition endorsed by a substantial number or a majority of the affected property owners, or in the case of Emerging and Voluntary/Traditional Districts by all affected property owners. If the request is brought forth by the City, based on comprehensive historical studies available to the City, staff shall include








information showing the extent of community support and involvement in the preparation of the Historic District Document.

- b. **Historical Report:** The request shall include a Historical Report with information about the proposed historical district, including a Statement of Significance, boundaries or area of effect, DPR-523 Forms as required for the type of district sought, and Development Guidelines as needed. Information will be submitted to staff of the Historical Resources Board for review.
- c. **Volunteered Sites:** For Historical Districts that are voluntary based (Voluntary/Traditional and Emerging districts) a listing shall be provided of all owners who have expressed an interest in having their sites/properties designated within the District. The listing of voluntary properties shall be provided to the Board for review.
- d. **Board Review:** Two meetings of the Board are required to establish a historical district. Upon receipt of a complete historical district designation package, the Historical Resources Board staff shall schedule the item for review by the Board. At this time the Board shall 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.
- e. **Noticing:** Notices will be mailed as required by the San Diego Land Development Code Section 123.0202 (b) to all affected property owners, and community planning groups, neighborhood associations, historical societies, and other interested parties.
- f. **Site Visit:** Historical Resources Board members are required to physically visit the district area and view the sites within the district's boundary before taking any action.
- g. **Board Hearing:** The Board will hear public testimony on the establishment of the historical district, and take appropriate action. The action of the Board to designate a historical district may be appealed to the City Council as established by the San Diego Land Development Code Section 123.0203.
- h. **Implementation:** Upon Board designation of a historical district the boundaries of said district shall be transmitted to all affected City departments so they may be aware of the Board's interest and involvement in any actions that could potentially affect the historical integrity and significance of the district. The Board shall review any development request affecting a significant historical resource as established by the various sections of the City of San Diego Land Development Code, to provide the appropriate recommendations to the decision maker. Additionally, contributing sites within a historical district shall be eligible for the Mills Act Program provided they meet the standards of the program.








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3405	28th Street	4534040600	1936 & 1941	Spanish Eclectic		C	C	5D1			
	3411	28th Street	4534040500	1937	Spanish Eclectic		C	C	5D1			
	3412*	28th Street	4533921100	1917	Craftsman		IS	C	5B			
	3419	28th Street	4534040400	1924	Spanish Eclectic		C	C	5D1			
	3420	28th Street	4533921000	1913	Craftsman		C	C	5D1			
	3429	28th Street	4534040300	1924	Spanish Eclectic		C	C	5D1			
	3430	28th Street	4533920900	1922	Craftsman		C	NC	6L			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3435	28th Street	4534040200	1924	Spanish Eclectic		C	C	5D1			
	3438	28th Street	4533920800	1992	Contemporary Spanish Eclectic		NC	NC	6Z			
	3445	28th Street	4534040100	1925	Spanish Eclectic		C	C	5B			
	3446*	28th Street	4533920700	1916	Craftsman	456	IS	C	5B			
	3505*	28th Street	4534010700	1916	Craftsman	452	IS	C	5B			
	3506	28th Street	4533332400	1921	Craftsman		C	C	5B			
	3511	28th Street	4534011300	1925	Spanish Eclectic		C	NC	6Z			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3516*	28th Street	4532321600	1916	Craftsman		IS	NC	6L			
	3519	28th Street	4534011400	1924	Craftsman		C	C	5D1			
	3520^	28th Street	4533332200	1916	Craftsman	962	C	C	5B			
	3528	28th Street	4533332100	1916	Craftsman		C	C	5D1			
	3529	28th Street	4534011500	1923	Spanish Eclectic		C	NC	6Z			
	3536*	28th Street	4533332000	1915	Craftsman		IS	C	5D1			
	3546*	28th Street	4533331900	1915	Craftsman		IS	C	5B			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3553*	28th Street	4532440600	1915	Craftsman		IS	C	5B			
	3554*	28th Street	4533331800	1916	Craftsman		IS	C	5B			
	3560	28th Street	4533331700	1915	Craftsman		C	C	5D1			
	3563	28th Street	4532440500	1916	Prairie	835	C	C	5B			
	3570^	28th Street	4533331600	1916	Craftsman		C	NC	6L			
	3571*	28th Street	4532441400	1915	Craftsman	428	IS	C	5B			
	3574	28th Street	4533331500	1915	Craftsman		C	NC	6L			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3575	28th Street	4532440300	1914	Craftsman		C	NC	6L			
	3584	28th Street	4533331400	1924	Craftsman		C	C	5D1			
	3585	28th Street	4532440200	1920	Craftsman		C	C	5B			
	3594	28th Street	4533331300	1926	Spanish Eclectic		C	C	5D1			
	3595	28th Street	4532440100	1920	Craftsman		C	C	5D1			
	3604	28th Street	4532322500	1921			NC	NC	6Z			
	3605	28th Street	4532410700	1919	Craftsman		C	C	5D1			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3611	28th Street	4532410800	1922	Craftsman		C	NC	6L			
	3614	28th Street	4532322400	1916	Craftsman		IS	C	5B			
	3619	28th Street	4532410900	1913	Craftsman		C	C	5D1			
	3620	28th Street	4532322300	1916	Craftsman		C	NC	6Z			
	3629	28th Street	4532411000	1920	Craftsman		C	C	5D1			
	3630	28th Street	4532322200	1915 & 1919	Craftsman		C	NC	6L			
	3635	28th Street	4532411100	1920	Spanish Eclectic		C	C	5D1			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3638**	28th Street	4532322100	1916 & 1917	Craftsman		IS	C	5B			
	3644	28th Street	4532322000	1916	Prairie		IS	NC	6L			
	3645	28th Street	4532411200	1918	Craftsman		C	C	5B			
	3650	28th Street	4532321900	1925	Spanish Eclectic		C	NC	6L			
	3660	28th Street	4532321800	1916	Craftsman		C	C	5B			
	3668	28th Street	4532321700	1920	Craftsman		C	C	5D1			
	3676	28th Street	4532321600	1916	Craftsman		IS	C	5B			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3686	28th Street	4532321500	1920	Craftsman		C	C	5D1			
	3696	28th Street	4532321400	1921	Craftsman		C	C	5D1			
	3705	28th Street	4531040600	1913	Craftsman		C	NC	6Z			
	3706	28th Street	4530922700	1917	Craftsman		IS	C	5D1			
	3711^	28th Street	4531040500	1921	Craftsman		C	C	5D1			
	3712*	28th Street	4530922600	1916	Craftsman		NC	NC	6L			
	3715-19	28th Street	4531040400	1913	Craftsman		C	C	5D1			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3727	28th Street	4531040300	1913	Craftsman		C	C	5D1			
	2801-03	Capps Street	4534011600	1913	Craftsman		C	C	5D1			
	2815-17	Capps Street	4534011100	1941	Minimal Traditional		NC	NC	6Z			
	2627	Dwight Street	4533322700	1923	English Cottage		NC	C	5D1			
	2628	Landis Street	4530911400	1916 & 1918	Modified		NC	NC	6Z			
	2704	Landis Street	4530921200	1913	Craftsman		C	NC	6L			
	2710**	Landis Street	4530921300	1913	Craftsman		IS	C	5D1			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	2715	Landis Street	4532320100	1921	Craftsman		NC	C	5D1			
	2716	Landis Street	4530921400	1913 & 1917	Craftsman		NC	C	5D1			
	2727-29	Landis Street	4532320200		Craftsman		C	C	5D1			
	2632-38	Myrtle Avenue	4533321600	1940	Minimal Traditional		C	C	5D1			
	3404	Pershing Avenue	4533911400	1924	Spanish Eclectic		C	C	5D1			
	3410	Pershing Avenue	4533911500	1921	Craftsman		C	NC	6L			
	3415	Pershing Avenue	4533920400	1914	Craftsman		C	NC	6L			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3420^	Pershing Avenue	4533911600	1913	Craftsman		C	C	5D1			
	3424	Pershing Avenue	4533911700	1920	Craftsman		C	C	5D1			
	3425	Pershing Avenue	4533920300	1922	Craftsman		C	C	5D1			
	3429-33	Pershing Avenue	4533920200	1912	Prairie		C	NC	6Z			
	3432	Pershing Avenue	4533911800	1919	Craftsman		C	C	5D1			
	3439	Pershing Avenue	4533920101	1912	Craftsman		C	C	5D1			
	2707	Myrtle Avenue	4533920102	1963			NC	NC	6Z			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3435	Pershing Avenue	4533920103		Craftsman		NC	NC	6Z			
	3444	Pershing Avenue	4533911900	1926	Spanish Eclectic		C	C	5D1			
	3448	Pershing Avenue	4533912000	1926	Spanish Eclectic		C	C	5D1			
	3503	Pershing Avenue	4533331200	1917	Craftsman	839	IS	C	5B			
	3510-12^	Pershing Avenue	4533321700	1916	Craftsman		C	C	5D1			
	3511*	Pershing Avenue	4533331100	1918	Craftsman		IS	C	5D1			
	3520-22	Pershing Avenue	4533321800	1912	Craftsman		C	C	5D1			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3521^	Pershing Avenue	4533331000	1921	Craftsman		C	NC	6L			
	3527*	Pershing Avenue	4533330900	1918	Craftsman		IS	NC	6L			
	3530^	Pershing Avenue	4533321900	1916	Craftsman		C	C	5B			
	3535	Pershing Avenue	4533330800	1925	Spanish Eclectic		C	C	5D1			
	3536^	Pershing Avenue	4533322000	1916	Craftsman		C	NC	6L			
	3543*	Pershing Avenue	4533330700	1917	Craftsman		IS	C	5D1			
	3544^	Pershing Avenue	4533322100	1913	Craftsman		C	C	5D1			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3552^	Pershing Avenue	4533322200	1921	Craftsman		C	C	5D1			
	3553	Pershing Avenue	4533330600	1922	Spanish Eclectic		C	C	5D1			
	3557-59*	Pershing Avenue	4533330500	1919	Craftsman		IS	NC	6L			
	3562	Pershing Avenue	4533322300	1915	Craftsman		C	C	5D1			
	3565-67	Pershing Avenue	4533330400	1941	Minimal Traditional		C	C	5D1			
	3570	Pershing Avenue	4533322400	1922	Spanish Eclectic		C	C	5D1			
	3575*	Pershing Avenue	4533330300	1917	Craftsman		IS	NC	6L			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3578	Pershing Avenue	4533322500	1917	Craftsman		C	C	5D1			
	3584	Pershing Avenue	4533322600	1920	Craftsman		C	C	5D1			
	3585	Pershing Avenue	4533330200	1941	Minimal Traditional		C	C	5D1			
	3592	Pershing Avenue	4533322800	1925	Craftsman		C	C	5D1			
	3593^	Pershing Avenue	4533330100	1923	Craftsman		C	C	5D1			
	3604	Pershing Avenue	4532311700	1920	Craftsman		C	C	5D1			
	3607^	Pershing Avenue	4532321300	1919	Craftsman		C	C	5D1			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3611	Pershing Avenue	4532321200	1918	Craftsman		C	C	5D1			
	3612-14^	Pershing Avenue	4532311800	1917	Craftsman		C	NC	6L			
	3619	Pershing Avenue	4532321100	1920	Craftsman		C	C	5D1			
	3620	Pershing Avenue	4532311900	1920	Craftsman		C	C	5D1			
	3626-28	Pershing Avenue	4532312000	1919	Craftsman		C	C	5D1			
	3629	Pershing Avenue	4532321000	1920	Craftsman		C	NC	6L			
	3635^	Pershing Avenue	4532320900	1921	Craftsman		C	C	5D1			








North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3638-40	Pershing Avenue	4532312100	1919	Craftsman		C	C	5D1			
	3642-46	Pershing Avenue	4532312200	1920	Craftsman		C	NC	6L			
	3645	Pershing Avenue	4532320800	1916	Craftsman		C	NC	6L			
	3652^	Pershing Avenue	45323123	1917	Craftsman		C	C	5D1			
	3653	Pershing Avenue	4532320700	1921	Craftsman		C	C	5D1			
	3659-61	Pershing Avenue	4532320600	1922	Craftsman		C	NC	6L			
	3660	Pershing Avenue	4532312400	1912	Craftsman		IS	C	5D1			




North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3667	Pershing Avenue	4532320500	1923	Craftsman		C	C	5D1			
	3668-70	Pershing Avenue	4532312500	1913	Craftsman		C	C	5D1			
	3675	Pershing Avenue	4532320400	1920	Craftsman		C	C	5D1			
	3676	Pershing Avenue	4532312600	1921	Craftsman		C	NC	6Z			
	3685	Pershing Avenue	4532320300	1924	Spanish Eclectic		C	C	5D1			
	3686	Pershing Avenue	4532312700	1919	Craftsman		C	NC	6Z			
	3691	Pershing Avenue	4532320200	1921	Craftsman		C	C	5D1			

North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	3694	Pershing Avenue	4532312800	1924	Mission Revival	843	C	C	5B			
	3706	Pershing Avenue	4530911500	1925	Craftsman		C	C	5D1			
	3712	Pershing Avenue	4530911600	1920	Craftsman		C	NC	6L			
	3720	Pershing Avenue	4530911700	1922	Craftsman		NC	C	5D1			
	3728-32^	Pershing Avenue	4530911800	1918	Craftsman		C	C	5D1			
	2628	Upas Street	4533911300	1924	Spanish Eclectic		NC	NC	6L			
	2704	Upas Street	4533920500	1913	Craftsman		C	NC	6L			

North Park Dryden District Recommendations

Photo	St #	Street Name	APN	Date	Style	HRB #	App Rec.	Staff Rec.	Proposed Status Code	Rec	Status Code	Notes
	2718	Upas Street	4533920600	1922	Spanish Eclectic		C	C	5D1			
	2728^	Upas Street	4533921300	1921	Craftsman		C	C	5D1			
	2738	Upas Street	4533921400	1917	Craftsman		C	C	5D1			
Total Number of Properties: 136	Number of Contributing Properties Identified by Applicants							124	91%			
	Number of Non-Contributing Properties Identified by Applicants							12	9%			
	Number of Contributing Properties Identified by Staff							97	71%			
	Number of Non-Contributing Properties Identified by Staff							39	29%			
*Built by David O. Dryden ^Built by Edward F. Bryans Shaded Area = Differing Recommendations from the Applicant and Staff												