

**Park Villas/West End
(Dryden)
Historic District**

Property Owner Workshop
February 26, 2011

Introductions

- Kelley Stanco, Senior Planner, Historic District Coordinator
City Planning & Community Investment Department
- Cathy Winterrowd, Principal Planner, Program Coordinator
City Planning & Community Investment Department
- North Park Historical Society



Overview

- History and Significance of the District



- What is a Historic District?

- Processing & Timeline



- Benefits and Responsibilities for Property Owners

- Benefits

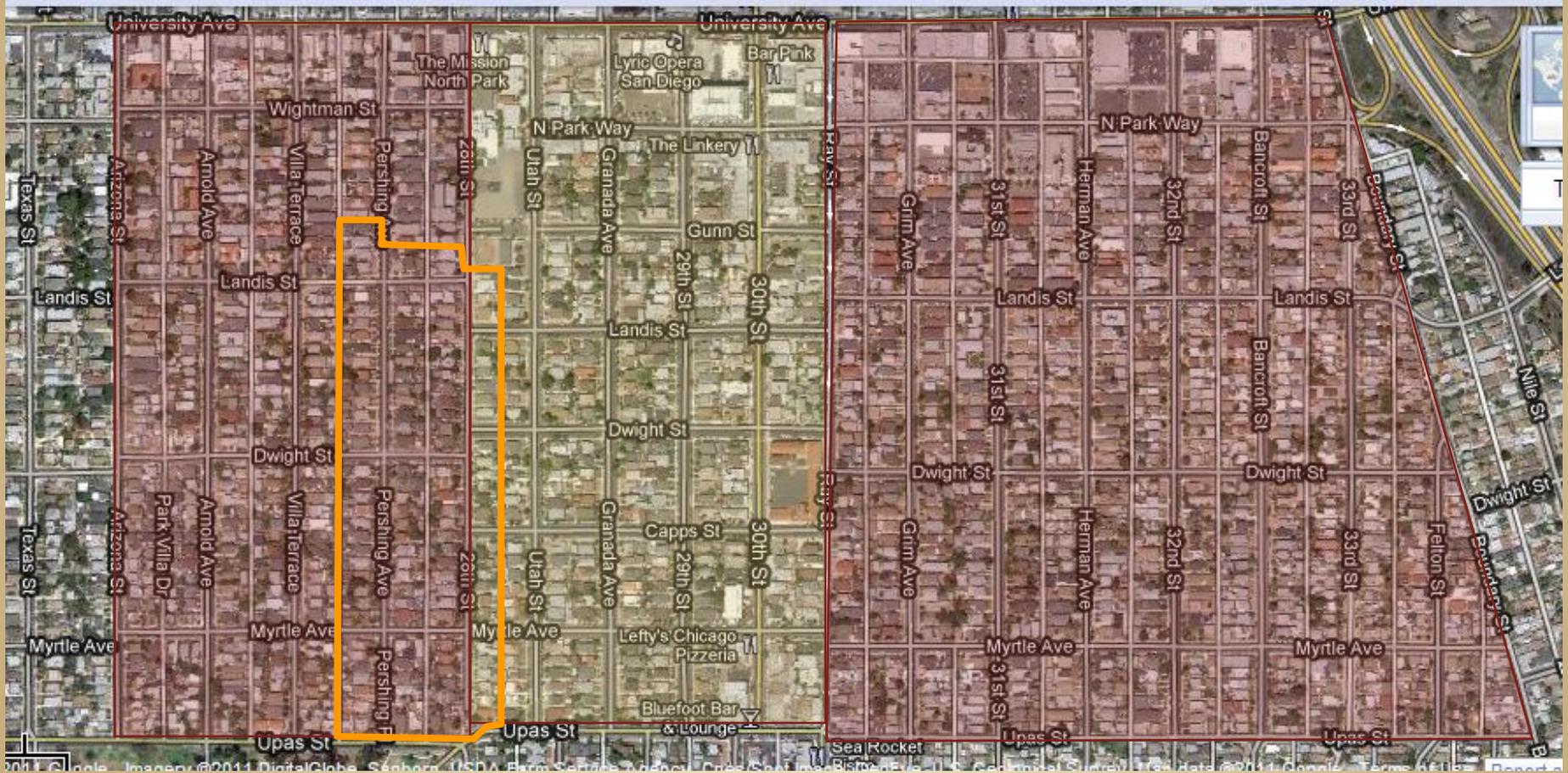
- Mills Act

- Responsibilities

- Maintenance, Additions and City Review



Boundary



Light Red = Park Villas; Light Yellow = West End; Orange Line = Proposed District Boundary

History & Significance

MICROFILMED

MAP OF PARK VILLAS

SURVEYED FOR J. NASH ESQ MAY 1870
by
James Pascoe - City Engineer of San Diego
ORIGINAL

Filed Oct 19, 1872
E. G. Harp, County Recorder
by B. F. Moore, Deputy

EXPLANATION

Blocks 600 by 265 feet & Lots 25 by 125 feet occupying
natural positions
Streets 60 ft wide. Avenues 65 ft wide - 31 ft; 42 ft wide.

This Survey Comprises the E 1/2 of Lot 1126, E 1/2 Lot 1127,
& the whole of Lot 1349 - Purata Lands of San Diego.

LOT 1115

Scale 300 ft to 1 inch

LOT 1114

Surveyed for
Joseph Nash in 1870

Caught in Legal
Dispute for Several
Years

Filed in 1872



History & Significance

Surveyed in 1872 by
the City Engineer

Block Layout & Street
Grid Consistent with
Horton's Addition

PLAT OF WEST END

Being sub-division of West half of Pueblo Lot No. 1127 of
Poele's Official Survey of the Pueblo Lands of San Diego.

Blocks 300 feet by 200 feet
Lots 50 feet by 100 -
Streets 80 ft

Scale 100 ft to 1/4" high

Surveyed & Drawn by L.L. Locking City Engr Nov. 20th 1872 San Diego

I hereby certify that this is a correct copy
of Map No. 590 on file in the office of the
Recorder of San Diego County, California
Dated: May 17th 1872

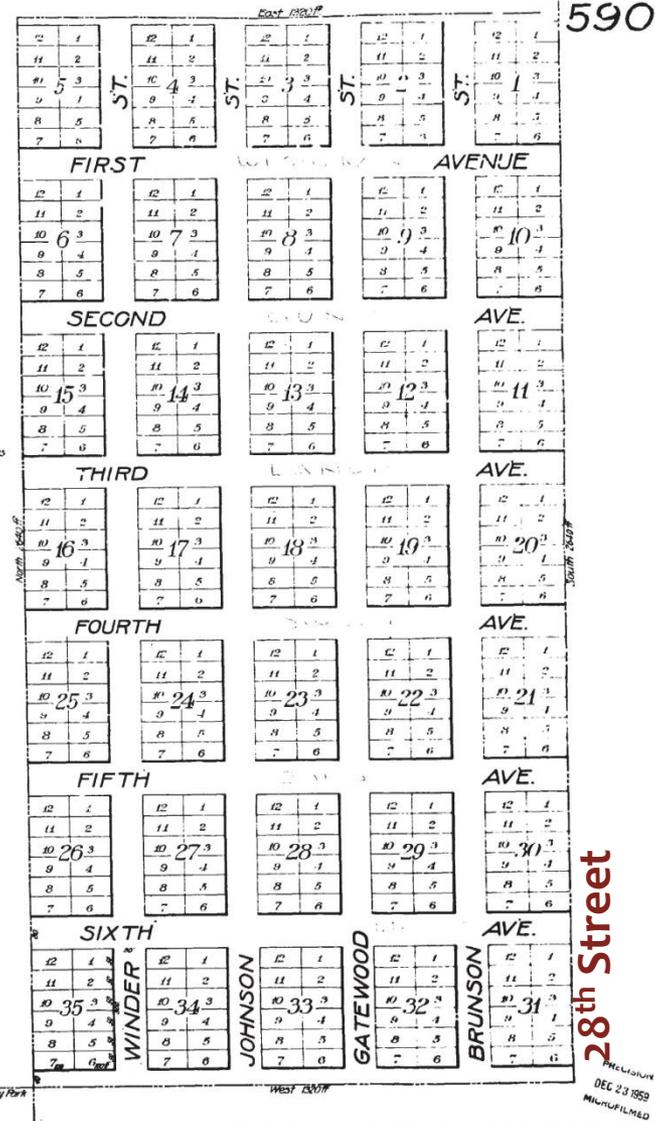
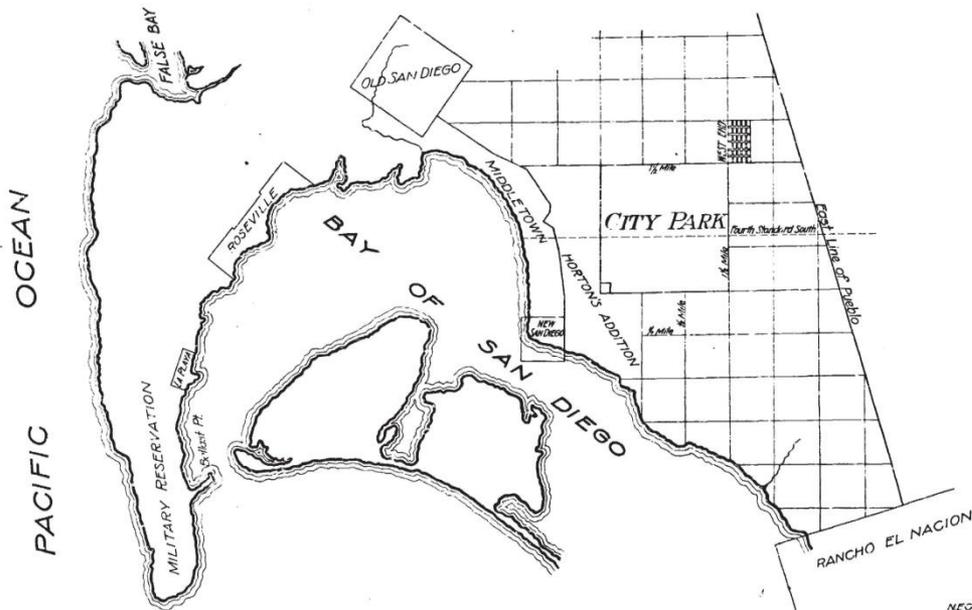
John A. Grant
County Recorder
San Diego County Calif

Filed May 17th 1872

A. S. Grant County Recorder
by Gilbert Pennie Deputy

Approved officially by the Board of Trustees
of the City of San Diego, March 17th 1872

E. G. Mought
Clerk of the Board of Trustees



History & Significance



History & Significance



- Development Companies Purchased Lots for Resale and Development
- By 1907, Lots Were Advertised in the Newspapers



- First Home Within the District Was Built in 1912

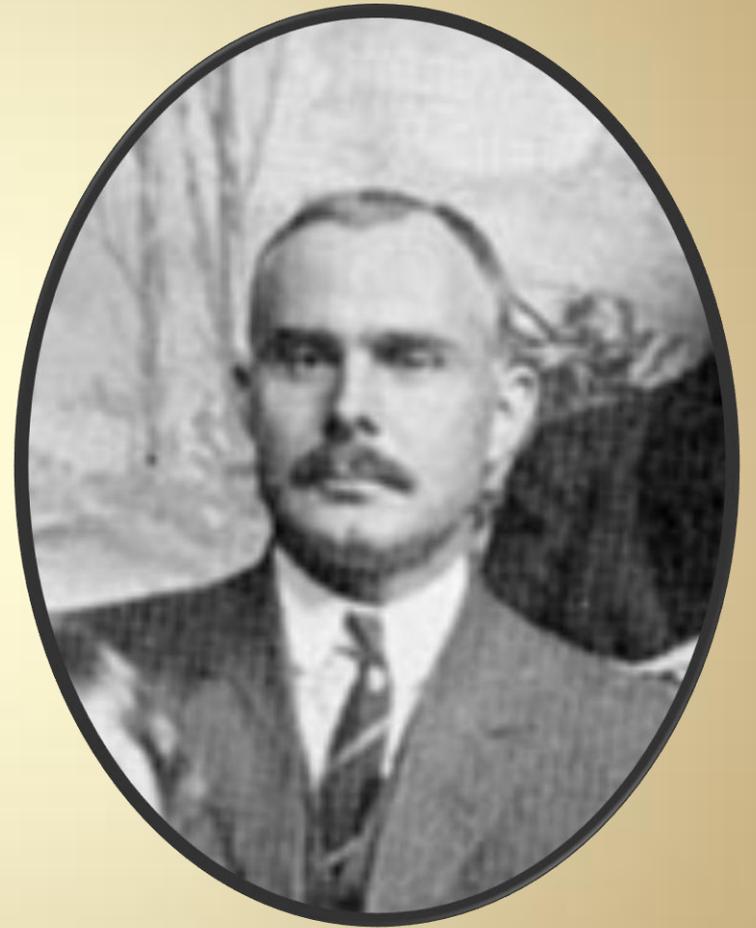
History & Significance



The John Carman Thurston house, 3446 28th Street, 1916. Northeast view of entrance veranda from the corner of 28th and Myrtle Streets.



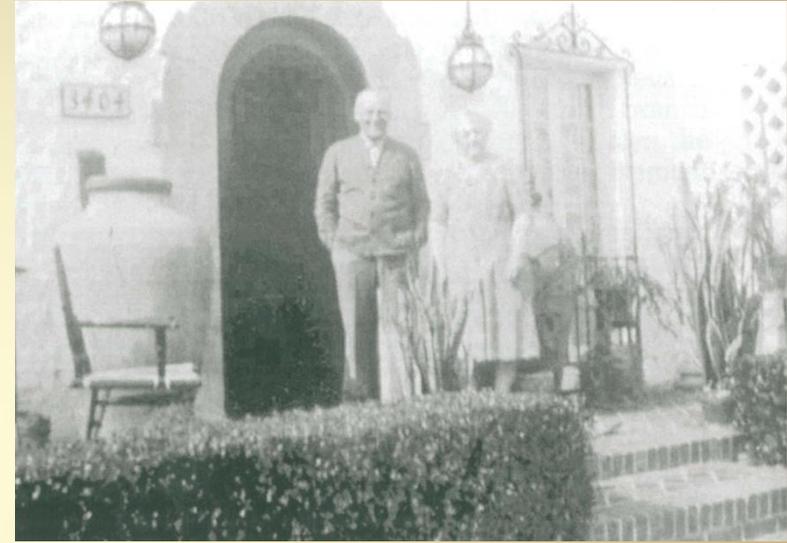
Dryden Family home, 1915-1918. 3536 28th Street, North Park..



History & Significance



History & Significance



History and Significance



History & Significance



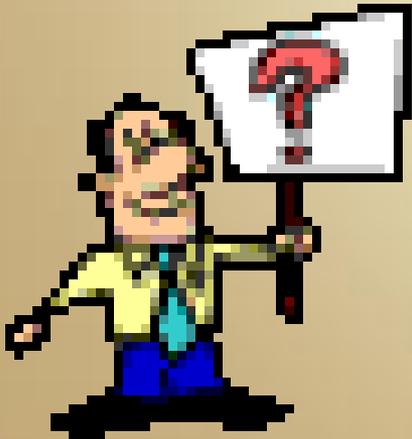
History & Significance



History & Significance

- Almost Entirely Built-Out by 1941
- Period of Significance 1912 – 1941
- District is Significant:
 - As a Resource that Reflects Special Element's of North Park's Historical, Social, Economic and Architectural Development (Criterion A)
 - As a Resource Associated with Prominent and Significant San Diegans (Criterion B)
 - As a Resource that Reflects Architectural Styles of the Early 20th Century (Criterion C)
 - As a Resource that Reflects the Notable Work of Master Builders (Criterion D)

Questions?



What is a Historic District?

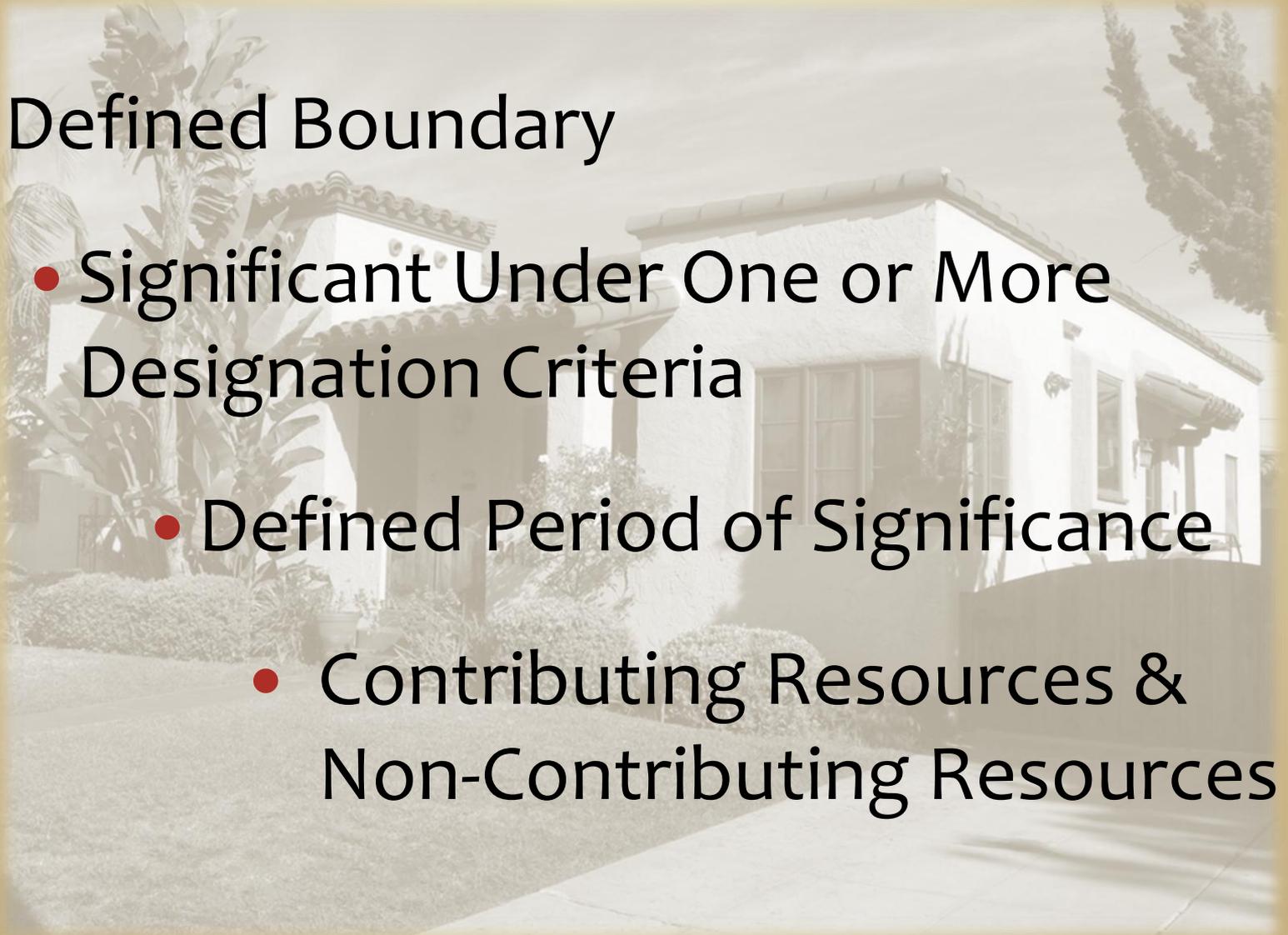
“A significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development

and that have

a special character, historical interest, cultural or aesthetic value, or that represents one or more architectural periods or styles in the history and development of the City.”

What is a Historic District?

- Defined Boundary
 - Significant Under One or More Designation Criteria
 - Defined Period of Significance
 - Contributing Resources & Non-Contributing Resources



What is a Historic District?

- Contributing Resource
 - Built Within the Period of Significance
 - Reflects the Significance of the District and Contributes to that Significance as a Piece of a Larger Whole
 - Retains Sufficient Integrity to Convey the Significance (Not Too Many Changes or Modifications).

What is a Historic District?

- Non-Contributing Resource
 - Either built outside of the period of significance or
 - Built within the period of significance but has been altered to such an extent that it no longer retains sufficient integrity to convey the significance of the district.
 - It may be possible for some non-contributing properties to become eligible for designation as contributing resources if the modifications impairing their integrity were reversed through a restoration plan prior to designation.
 - Such a restoration plan and designation would be at the discretion of the Board.

What is a Historic District?

- What Alterations Make a Property Non-Contributing?
 - Cumulative Smaller Modifications
 - Significant Singular Modifications
 - Not Replacing Siding In-Kind or Replacing One Siding Type With Another
 - Enlarging, Reducing, Eliminating or Adding Window Openings
 - Historically Inappropriate Roofing Material
 - Prominent Additions that Alter Historic Massing, Spatial Relationships, and Character
(Includes Porch Enclosures that Frame-In the Porch)
 - Modifications that Create a False Sense of History

DPR Forms

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # HRI #
PRIMARY RECORD		Trinomial NRHP Status Code
Other Listings Review Code	Reviewer	Date

Page 1 of 2 *Resource Name or #: 453-392-11 3412 28th Street

***P1. Other Identifier:**

***P2. Location:** Not for Publication Unrestricted *a. County: San Diego
and (P2b and P2c or P2d. Attach a Location Map as necessary.)
*b. USGS 7.6' Quad: Point Loma, CA Date: 1997 T 16 S; R 2 W; NA 1/4 of NA 1/4 of Sec NA; M.D. B.M.
c. Address: 3412 28th Street City: San Diego Zip: 92104
d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Parcel# 453-392-11

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This one- to two-story Craftsman style house is built on a rectangular plan with a smaller gable-ended unit on top of a larger cross-gabled ground floor. Craftsman/builder David O. Dryden completed it in 1917 for dentist T.S. Childs and his wife Carriota. Widely overhanging roof eaves, square-cut wood shingle siding and combination casement and fixed windows, all display architectural features pertaining to the structure, ornamentation and functional planning commonly found in house design and construction methods typified by the American Arts and Crafts movement of the early 20th century.

***P3b. Resource Attributes:** (List attributes and codes) HP2- Single Family Property
***P4. Resources Present:** Building Structure Object Site District Element of District Other (isolates, etc.)



PSa. Photo or Drawing: (Photo required for buildings, structures, and objects.)
PSb. Description of Photo: (View, date, accession #)
Date of Photo: April 2007
Photo by:
Daniel J. Marks, AIA, NCARB
***P8. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
February 1917
***P7. Owner and Address:**
Thomas L. Noel Jr., Larry T. Baza
3412 28th Street
San Diego, CA 92104
***P8. Recorded by:** (Name, affiliation, and address)
Daniel J. Marks, AIA, NCARB
Marks Architects
2643 Fourth Ave. San Diego 92103
***P9. Date Recorded:** 05/25/07
***P10. Survey Type:** (Describe)
Intensive
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")

Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):
DPR 623A (1/86) *Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION		Primary # HRI #
CONTINUATION SHEET		Trinomial
Page 1 of 1	*Resource Name or # (Assigned by recorder) 3412 28th Street; APN #453-392-11-00	

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 2/22/2011 Continuation Update

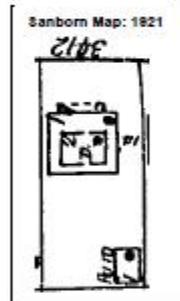
This Continuation Sheet updates the Primary Record (DPR 523A) and Building, Structure and Object Record (DPR 523B) prepared by the district applicants in 2007. This update reflects building appearance and integrity at the time the district was field checked by historic resources staff from the City Planning & Community Investment Department in January 2011. In some instances, construction dates and locational information may be corrected as well.

***P2. Location:**
c. Address: 3412 28th Street City: San Diego Zip: 92104
e. Other Locational Data: APN #453-392-11-00

***P3a. Description:**
The existing, original shingle pattern features alternating rows of tall and short shingles. Original wood frame and sash windows present on the house consist primarily of casement windows with three lites in the upper portion of the window. A single pane fixed window with divided lites in the upper portion of the window is present to the left of the entry door, and at the north end of the porch.



PSb. Description of Photo:
View: Looking West
Date Taken: 6 January 2011
***P6. Date Constructed and Sources:**
Date: 1917
Source: Water & Sewer Records



***P6. Construction History:** (Construction date, alterations, and date of alterations)
The landscaping elements at the front yard have been redesigned to eliminate the original scored concrete walkway leading from the sidewalk, which has been replaced with a semi-circular path pavers leading from the sidewalk to the porch and to the driveway. The chimney is rather tall and may have been extended.

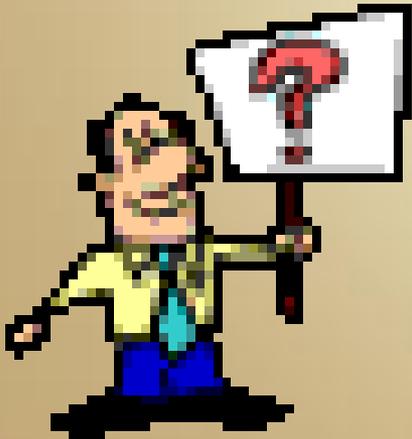
What is a Historic District?

- District Applicants and Staff Provide Recommendations to the Historical Resources Board on Which Properties are Contributing and Non-Contributing
- Board Reviews Each Property and Makes the Final Determination
- Benefits and Responsibilities are Different for Contributing and Non-Contributing Properties
 - Contributing
 - More Responsibilities
 - More Benefits
 - Non-Contributing
 - Fewer Responsibilities
 - Fewer Direct Benefits

District Processing

- District Policy Requires
 - Review by the HRB's Policy Subcommittee (Feb 14th)
 - Property Owner Workshop (Feb 26th)
 - Follow-Up Workshop As Needed (March 26th?)
 - Indication of Support from Property Owners
 - City-Initiated Balloting (March 18th – April 6th)
 - First Hearing by the Historical Resources Board (April 28th)
 - Notice to Property Owners (April 14th)
 - Distribution of Staff Report (April 15th)
 - Second Hearing by the Historical Resources Board (May 26th)
 - Notice to Property Owners (May 12th)
 - Distribution of Staff Report (May 13th)
 - Board's Action to Designate the District and Individual Contributing Resources is Appealable to the City Council
 - Appeal Must be Filed Within 10 Business Days (June 10th)

Questions?



“How Will This Effect My Property?”

- Benefits
 - Indirect
 - Direct
- Responsibilities
 - Maintenance
 - Additions, Modifications and the U.S. Secretary of the Interior’s Standards
 - City Review



Benefits

- Indirect Benefits for All Properties:
 - Increased property values
 - Preservation of community character
- Direct Benefits for Contributing Resources:
 - Application of the State Historic Building Code
 - Conditional Use Permits
 - Mills Act

Benefits

- Mills Act
 - Property Tax Reduction of 15%-70%
 - 10 Year Contract, Automatically Renewed Every Year
 - Requires Maintenance of the Property
 - Requires All Work Be Consistent with the U.S. Secretary of the Interior's Standards and Approved by the City
 - May Require Specific Restoration Elements
 - Application Period of January 1 – March 31st
 - Application Fee of \$590 With the Application
 - Monitoring Fee of \$492 With Signature & Every 5 Years Thereafter



Responsibilities

- Maintain the Property Consistent with the U.S. Secretary of the Interior's Standards
 - 10 Standards Used at All Levels of Government to Guide Proper Treatment of Historic Resources
 - Maintain and Repair Existing Historic Materials
 - Replace In-Kind When Repair is Not Possible
 - Retain Character Defining Features
 - New Additions Must Not Disrupt Character Defining Features or Spatial Relationships
 - New Additions Must Be Compatible with the Character of the House But Differentiated
 - New Additions Should Be Reversible



City Review

- Most Improvements to Your Home in the City of San Diego Requires City Review and Permits, With A Few Exceptions:
 - Small Accessory Buildings (Sheds, etc)
 - Walls and Fences (Within Height Limits)
 - Above-Grade Water Tanks, Pools and Spas
 - Paving, Decks and Platforms (Not More Than 30" Above Grade)
 - Patio Covers & Awnings (<300 sq ft)
 - Temporary Buildings
 - Some Interior Remodeling
 - Roofs Repair/Replacement (No Structural Element)
 - In-Kind Siding Repair <\$1000
 - Window Repair/Replacement (Same Opening, etc)
- Within a Historic District, This Work Is Not Exempt from a Permit and Requires Review by Historic Resources Staff

Questions?

