



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: March 12, 2010 REPORT NO. HRB-10-014

ATTENTION: Historical Resources Board
Agenda of March 25, 2010

SUBJECT: **ITEM #9 – David O. Dryden Spec. House #1**

APPLICANT: Cynthia A. Larson-Daugherty

LOCATION: 3221 Homer Street, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the David O. Dryden Spec. House #1 located at 3221 Homer Street as a historical resource.

STAFF RECOMMENDATION

Designate the David O. Dryden Spec. House #1 located at 3221 Homer Street as a historical resource with a period of significance of 1915 under HRB Criterion C and Criterion D. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman Style and retains a good level of architectural integrity from its 1915 period of significance. Specifically, the house retains its medium pitch, side-gabled roof and exposed rafters, wood shingles, and varying styles of wood framed windows including fixed, casement and double-hung.
2. The resource is representative of a notable work of Master Builder David O. Dryden and retains integrity as it relates to the original design. The residence is an example of David Dryden's Craftsman-style buildings and is among Dryden's early two-story buildings in San Diego.



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BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The subject property is located on the south side of Homer Street in the Loma Portal Neighborhood of the Peninsula Community. The building is one of the earliest homes in the Loma Portal Neighborhood and the adjoining properties remain single-family residences. The property consists of a two-story house and a detached garage.

The historic name of the resource, the David O. Dryden Spec. House #1, has been identified consistent with the Board's adopted naming policy and includes the name of David O. Dryden, an established Master Builder, who constructed the house as a speculation house.

ANALYSIS

A historical resource research report was prepared by Heritage Architecture & Planning, which concludes that the resource is significant under HRB Criterion C and D. Staff concurs that the site is a significant historical resource under HRB Criterion C and D as follows:

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

The subject property was built in 1915 and embodies the distinctive characteristics of the two-story Craftsman Style. The house features a mid-pitch, side gable roof, exposed rafters, painted wood shingle siding, and a concrete foundation. The windows are wood, double-hung, fixed, and casement units with muntins. The feature window on the primary façade is a tripartite with a fixed unit at the center, flanked by double-hung units on either side. The second-story windows are double-hung units that are not centered on the façade. The windows on the primary façade have fixed, painted wood shutters on each side. There is a brick chimney on the east side of the house. A porch is cut into the back corner of the building on the east façade. The tertiary south façade includes an early addition with a bay window that overlooks the backyard. A roof-deck is accessible from the second-story above the projected kitchen. There is a concrete sidewalk leading up to the primary façade and there is a combination of concrete and brick paving in the backyard. There is a single-car garage and concrete driveway on the southeast corner of the property.

Currently, the property is undergoing restoration to bring the structure back to its 1915 Craftsman style. Much of the previous exterior alterations including the non-historic, horizontal siding along the lower half of the primary façade, have been removed and replaced with shakes that match the original. The Colonial-style molding and shutters have been removed and replaced by Craftsman-style molding. The restoration was not based on historic photos, but was guided by the presence of wood shingles on all other facades and period-appropriate, Craftsman detailing. The windows have been replaced in-kind for the "Quieter Home Program" in compliance with the stipulations set forth by the Programmatic Agreement. The David O. Dryden Spec. House #1 retains integrity and embodies many distinctive characteristics of the Craftsman-style architecture. This includes its medium-pitch, side-gabled roof and exposed

rafters, wood shingles, and varying styles of wood framed windows including fixed, casement and double-hung. Therefore, staff recommends designation under HRB Criterion C.

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

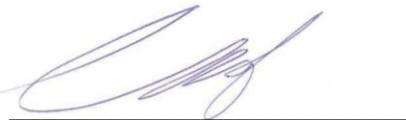
David O. Dryden was established as a Master Builder by the Historical Resources Board in 1998 and currently Dryden has six properties in San Diego that have been designated by the Board. Historian Donald Covington's research of Dryden (as discussed in the applicant's report) indicates that the Dryden Spec. House #1 located at 3221 Homer Street is a rare example of one of Dryden's early two-story homes in San Diego. Up until 1914, Dryden had built single-story Craftsman homes, and the property at 3221 Homer Street was more luxurious due to its spacious design. The subject property is notable as one of the earliest 2-story Craftsman homes in San Diego. Therefore, staff recommends that the subject house be designated under HRB Criterion D.

OTHER CONSIDERATIONS

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

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the David O. Dryden Spec. House #1 be designated under HRB Criterion C as an example of the Craftsman style architecture retaining integrity from its 1915 period of significance and Criterion D as a notable work of Master Builder David O. Dryden. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Jeffrey E. Oakley
Associate Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JO/ks/cw

Attachment(s): Draft Resolution

Applicant's Historical Report prepared by Heritage Architecture & Planning under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 3/25/2010

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/25/2010, to consider the historical designation of the **David O. Dryden Spec. House #1** (owned by Brian Daugherty and Cynthia Larson-Daugherty, 3221 Homer Street, San Diego, CA 92106) located at **3221 Homer Street, San Diego, CA 92106**, APN: **450-336-01-00**, further described as Block 284, Lot 9 in the City of San Diego, County of San Diego, State of California; and

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

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

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

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the David O. Dryden Spec. House #1 on the following findings:

(1) The property is historically significant under CRITERION C as it embodies distinctive characteristics of Craftsman style architecture through the retention of character defining features and retains architectural integrity from its period of significance, the construction date of 1915. Specifically, the house retains its medium pitch, side-gabled roof and exposed rafters, wood shingles, and varying styles of wood framed windows including fixed, easement and double-hung. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing; and

(2) The property is historically significant under CRITERION D as a notable work of Master Builder David O. Dryden and retains integrity as it relates to the original design. The residence is an example of David Dryden's Craftsman-style buildings and is among Dryden's early two-story buildings in San Diego. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

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

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

Vote: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
NINA FAIN
Deputy City Attorney