



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: July 21, 2016 REPORT NO. HRB-16-042

ATTENTION: Historical Resources Board
Agenda of July 28, 2016

SUBJECT: **ITEM #8 – Amendment to the North Park Dryden Historic District to Reclassify 3650-3652 28th Street from Non-Contributing to Contributing**

APPLICANT: Timothy Dameron and Christina Gigliotti

LOCATION: 3650-3652 28th Street, Greater North Park Community, Council District 3

DESCRIPTION: Consider the reclassification of the property located at 3650-3652 28th Street in the North Park Dryden Historic District from a Non-Contributing (6L) to a Contributing (5D1) resource and designation of the property under HRB Criterion F.

STAFF RECOMMENDATION

Reclassify the property located at 3650-3652 28th Street in the North Park Dryden Historic District from a Non-Contributing (6L) to a Contributing (5D1) resource and designate the property under HRB Criterion F. The designation shall exclude the detached rear building addressed at 3650 28th Street, which was constructed in 1958, outside of the District's 1912-1941 period of significance. This recommendation is based on the following finding:

The resource conveys the significance of the designated North Park Dryden Historic District and was constructed within the district's 1912-1941 period of significance. Specifically, the resource, constructed in 1926, conveys the district's significance under HRB Criterion A, as it reflects the district's early history as a streetcar suburb a variety of early twentieth century architectural styles; and HRB Criterion C, as it embodies the distinctive characteristics of Mission Revival style architecture, including a flat roof with parapet walls, small shed tile roofs; recessed low-point arches over wood windows; screened front porch and stucco exterior.

BACKGROUND

The Historical Resources Board (HRB) designated the North Park Dryden Historic District on June 23, 2011. The District was designated with a period of significance of 1912-1941 under HRB Criterion A as a special element of the City and North Park's historical, social, economic, cultural and architectural development, reflecting the design and development of streetcar suburbs in the North Park neighborhood; and containing a high concentration of quality design and construction, with a substantial number of individually significant structures. Additionally, the District was designated under Criterion C for embodying the distinctive characteristics of various styles, types and periods of construction ranging from Arts and Crafts and Craftsman to Mission of the pre-Exposition period, to Spanish Revival styles of the

post-Exposition period, and Minimal Traditional and early Ranch styles of the pre-WWII period; all of which exemplify quality design and construction. Lastly, the District was designated under Criterion D, as it reflects the quality design and construction work of several established Master Builders.

Upon designation of the District, the HRB took action to classify and designate all properties within the district as either contributing or non-contributing. Contributing resources to a historic district are those that were constructed within the period of significance (1912-1941), convey the significance of the district, and retain sufficient integrity to the District's period of significance. Contributing resources were given a California Historical Resource Status Code of 5B or 5D1, as appropriate.

In contrast, non-contributing resources to a historic district are sites that either were not built during the period of significance (1912-1941) or have undergone major modifications over time that have resulted in loss of historic fabric and integrity. Non-contributing resources were given a California Historical Resource Status Code of 6Z if built outside of the period of significance or heavily altered beyond possible restoration; or 6L if they were built within the period of significance and had modifications that could be reversed through restoration.

ANALYSIS

This item is being brought before the Historical Resources Board in conjunction with the new owner's request to consider reclassifying the property located at 3650-3652 28th Street from a Non-Contributing (6L) resource to a Contributing (5D1) resource based on new information, and designate the property under HRB Criterion F. Staff supports this request, which is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

The subject property located at 3650-3652 28th Street was classified as a non-contributing resource (6L) at the June 23, 2011 HRB hearing. When members of the North Park Historical Society submitted the District nomination, it recommended that the subject property at 3650-3652 28th Street be classified as a contributing resource (Attachment 1). Upon review of the property, including a site visit and comparison of the property to Sanborn Fire Insurance Maps, staff concluded that the building had been altered through the enclosure of the front porch, relocation of the entry door, replacement of the red tile roof with blue tile, and addition of a new metal awning with wrought iron post supports across the entryway above the steps. Staff documented this analysis on a Continuation Sheet (Attachment 2) and recommended that the property be classified as non-contributing and assigned a status code of 6L. The Board ultimately concurred with the analysis and recommendation of staff.

Since the Board's action to designate the District and classify the property as a non-contributing 6L resource, the current owner of the property has come forward with new information, which illustrates that the building's integrity is far better than staff originally believed. The original architectural plans in the owner's possession clearly show that the front porch of the house was designed to be partially enclosed with screening, including a screen door set at the entry to the porch. While the screening was subsequently replaced with a door and glazing, they were designed in a manner very similar to the original screening, resulting in a very similar feel and a negligible impact to the building's integrity. The original exterior wall of the building and main entry door remain within the porch. The plans also reveal that the original tile roofing was not red. Instead, the plans call for green tile. It is unknown whether green

was originally installed, if a construction change to blue was made in the field, or if the blue tile currently present replaced the original green tile. Regardless, it appears that the original tile was an unconventional color, and if not original, the blue tile is a rather minor singular modification. Lastly, the metal awning that had been added over the entry steps has since been removed.

Contrary to the original analysis, primary historical documentation in the form of original plans clearly illustrates that the building does indeed retain integrity to its 1926 date of construction, and conveys the significance of the North Park Dryden Historic District under HRB Criteria A and C. A new Continuation Sheet has been prepared to document this new information (Attachment 3).

Significance Statement: The resource conveys the significance of the designated North Park Dryden Historic District and was constructed within the district's 1912-1941 period of significance. Specifically, the resource, constructed in 1926, conveys the district's significance under HRB Criterion A, as it reflects the district's early history as a streetcar suburb a variety of early twentieth century architectural styles; and HRB Criterion C, as it embodies the distinctive characteristics of Mission Revival style architecture, including a flat roof with parapet walls, small shed tile roofs; recessed low-point arches over wood windows; screened front porch and stucco exterior. Therefore, Staff recommends reclassifying the property at 3650-3652 28th Street from a Non-Contributing (6L) to a Contributing (5D1) resource and designating the property under HRB Criterion F.

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 property located at 3650-3652 28th Street be designated under HRB Criterion F as a contributing resource to the North Park Dryden Historic District and assigned a status code of 5D1. The designation shall exclude the detached rear building addressed at 3650 28th Street, which was constructed in 1958, outside of the District's 1912-1941 period of significance. 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.



Kelley Stanco
Senior Planner/HRB Liaison

KS

Attachments: 1. Draft Resolution
 2. Original DPR Form
 3. 2011 Continuation Sheet
 4. 2016 Continuation Sheet

RESOLUTION NUMBER N/A
ADOPTED ON 7/28/2016

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/28/2016, to consider the historical designation of the **North Park Dryden Historic District Contributor** (owned by Timothy S. Dameron and Christina M. Gigliotti, 3650 28th Street, San Diego, CA 92104) located at **3650-3652 28th Street, San Diego, CA 92104**, APN: **453-232-19-00**, further described as BLK 64 LOT 36 / EXC ST / LOT 35 & / EXC ST / 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 North Park Dryden Historic District Contributor on the following finding:

(1) The property is historically significant under CRITERION F as a contributing resource to the North Park Dryden Historic District and retains integrity to the Districts 1912-1941 period of significance. Specifically, the resource, constructed in 1926, conveys the district's significance under HRB Criterion A, as it reflects the district's early history as a streetcar suburb a variety of early twentieth century architectural styles; and HRB Criterion C, as it embodies the distinctive characteristics of Mission Revival style architecture, including a flat roof with parapet walls, small shed tile roofs; recessed low-point arches over wood windows; screened front porch and stucco exterior. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

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

BE IT FURTHER RESOLVED, the designation shall exclude the detached rear building addressed at 3650 28th Street, which was constructed in 1958, outside of the District's 1912-1941 period of significance.

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

Vote: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney

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 7.5' Quad: Point Loma, CA

Date: 1997 T 16 S; R 2 W; NA ¼ of NA ¼ of Sec NA; M.D. B.M.

c. Address: 3650-52 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# 453-232-19

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

Builder Soren Nielsen completed this two-story Mission Revival style home for George Pfeffercorn in April 1925. Parapet walls face the street to conceal the structure's flat roof, with a blue-tile awning above the windows on the second floor. A single-floor portion of the house extends toward the street at the southern side of the structure, with a similar parapet concealing the roof. A tripartite widow faces the street on the single-story street wall, set in a slightly recessed arched window frame that features a relief leaf & shield decoration above the window. A shed roof structure with a tile roof and steel supporting columns shelters the front door. The original plans exist. A second unit sits in the back and is not visible from the front.

*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.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)

Date of Photo: April 2007

Photo by:

Daniel J Marks, AIA, NCARB

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

April 1925

*P7. Owner and Address:

Jean Blair

3650 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.")

*Attachments: NONE

Location 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):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # North Park Dryden Historical District
453-232-19 3650-52 28th Street

B1. Historic Name:

B2. Common Name: same

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style:

*B6. Construction History: (Construction date, alterations, and date of alterations)
April 1925

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect:

b. Builder: Soren Nielsen

*B10. Significance: Theme:

Area: Greater North Park

Period of Significance: 1912-1941

Property Type: Single Family Home

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

David Owen Dryden was a builder and craftsman who built over fifty homes in the area north of Balboa Park. These homes were constructed between 1911 and 1919 with great attention to detail and fine craftsmanship. It is presumed that David Owen Dryden received his training in the building arts in Oregon, his childhood home. Dryden moved to San Diego in 1911, and completed his first home in the area at 3120 Granada Street in 1912. Subsequently, he built many homes in the immediate area, living in each home while the next was being built. Craftsman architecture quickly gained popularity in southern California due to its affordability, "modern architecture" reputation and emphasis upon comfortable living. In 1915, Dryden had completed a permanent home for his family at 3536 28th Street. During the same year, the Panama-California Exposition brought many settlers to the area that needed housing. As a result, Dryden's business flourished. However, only two years later, the war brought financial strain to the real estate market. Dryden could not keep up the payments on his loans and soon ended his business in San Diego. The Dryden District exemplifies Craftsman Architecture and is a rare collection which has retained its original architectural integrity.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

See attached Bibliography in District Record (Section 3, page 7)

B13. Remarks:

*B14. Evaluator:

Alex Bevil – 1992

Wayne Donaldson, AIA - 1996

Katherine Hon, P.E. – 2004-2007

*Date of Evaluation:

George Franck, AICP – 2004-2007

Daniel Marks, AIA, NCARB – 2004-2007

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 6/9/2011 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 and June 2011. In some instances, construction dates and locational information may be corrected as well.

***P2. Location:**

c. Address: 3650-52 28th Street

City: San Diego

Zip: 92104

e. Other Locational Data: APN #453-232-19-00

***P3a. Description:**

The first floor porch at the north end of the east façade has been enclosed and the entry door brought forward. A new metal awning with wrought iron post supports has been constructed across the entryway above the steps. The steps have been clad with non-historic blue/gray tile. The red clay tile roof has been replaced with blue tile.

P5a. Photo



P5b. Description of Photo:

View: Looking West

Date Taken: 6 January 2011

***P6. Date Constructed and Sources:**

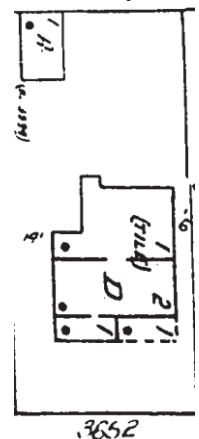
Date: 3652: 1925

Source: Water & Sewer Records

Date: 3650: 1958

Source: Residential Bldg Rec

Sanborn Map: 1950



***B6. Construction History:** (Construction date, alterations, and date of alterations)

The first floor porch at the north end of the east façade has been enclosed and the entry door brought forward. A new metal awning with wrought iron post supports has been constructed across the entryway above the steps. The steps have been clad with non-historic blue/gray tile. The red clay tile roof has been replaced with blue tile.

The main house at 3652 was constructed in 1926. A separate detached unit was constructed in 1958.

*Recorded by: Kelley Stanco, Senior Planner, City of San Diego *Date: 7/21/2016 Continuation Update

*P2. Location: Not for Publication Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County: San Diego

c. Address: 3650-3652 28th Street

City: San Diego

Zip: 92104

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
APN 453-232-19-00

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

Since the preparation of the original Primary Record, Building Structure and Object Record (BSOR) and Continuation Sheet, the metal awning above the entry door and steps has been removed, and the house has been painted. Landscape improvements have occurred as well.

P5a. Photo or Drawing (Photo required for buildings, structures and objects.)



P5b. Description of Photo: (View, date, accession #)

Looking west, southwest
5/31/2016

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

3652 28th St: 1926 per Water & Sewer Permits;
3650 28th St: 1958 per Res Bldg Record

*P7. Owner and Address:

Timothy Dameron and Christina Gigliotti
3650 28th Street
San Diego, CA 92104

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

North Park Dryden Historic District Intensive
Level Survey and Nomination, 2011

B1. Historic Name: North Park Dryden Historic District Contributor

B6. Construction History: (Construction date, alterations, and date of alterations)

Upon review of the property in 2011, including a site visit and comparison of the property to Sanborn Fire Insurance Maps, staff concluded that the building had been altered through the enclosure of the front porch, relocation of the entry door, replacement of the red tile roof with blue tile, and addition of a new metal awning with wrought iron post supports across the entryway above the steps. Staff documented this analysis on a Continuation Sheet. The current owner of the property has come forward with new information, which illustrates that the building's integrity is far better than staff originally believed. The original architectural plans in the owner's possession clearly show that the front porch of the house was designed to be partially enclosed with screening, including a screen door set at the entry to the porch. While the screening was subsequently replaced with a door and glazing, they were designed in a manner very similar to the original screening, resulting in a very similar feel and a negligible impact to the building's integrity. The original exterior wall of the building and main entry door remain within the porch. The plans also reveal that the original tile roofing was not red. Instead, the plans call for green tile. It is unknown whether green was originally installed, if a construction change to blue was made in the field, or if the blue tile currently present replaced the original green tile. Regardless, it appears that the original tile was an unconventional color, and if not original, the blue tile is a rather minor singular modification. Lastly, the metal awning that had been added over the entry steps has since been removed.

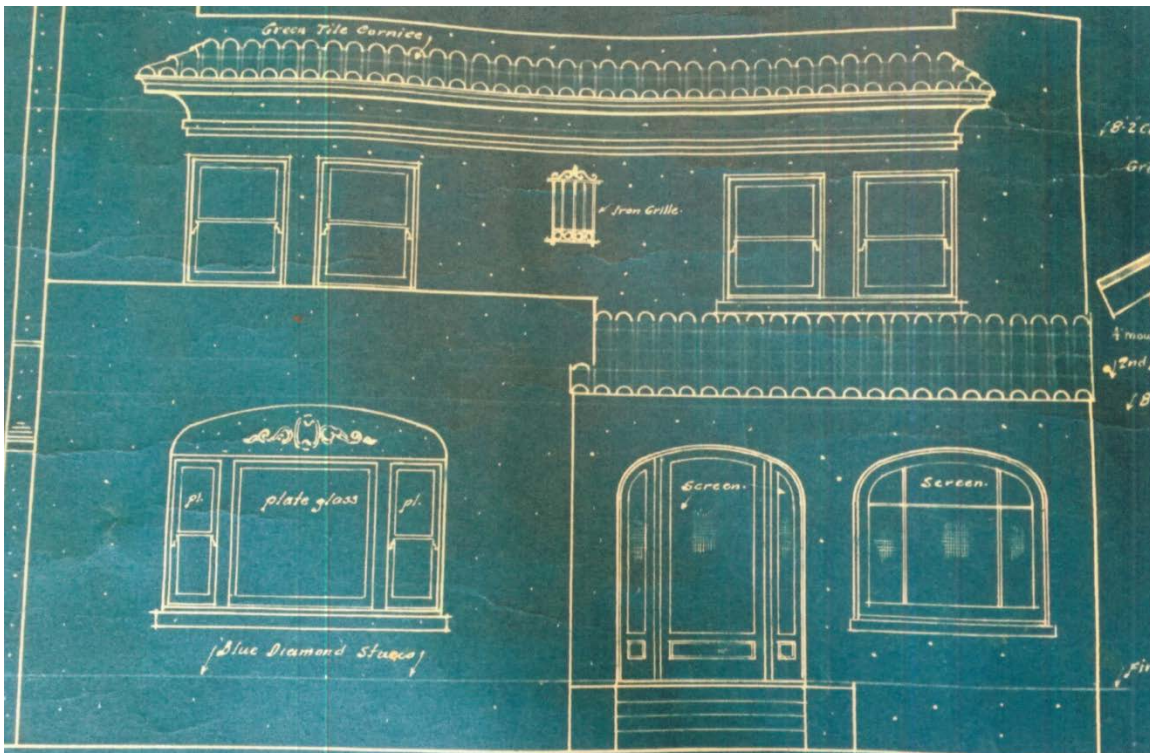
*Recorded by: Kelley Stanco, Senior Planner, City of San Diego

*Date: 7/21/2016

Continuation

Update

Photos of the original plans, provided by the owner.



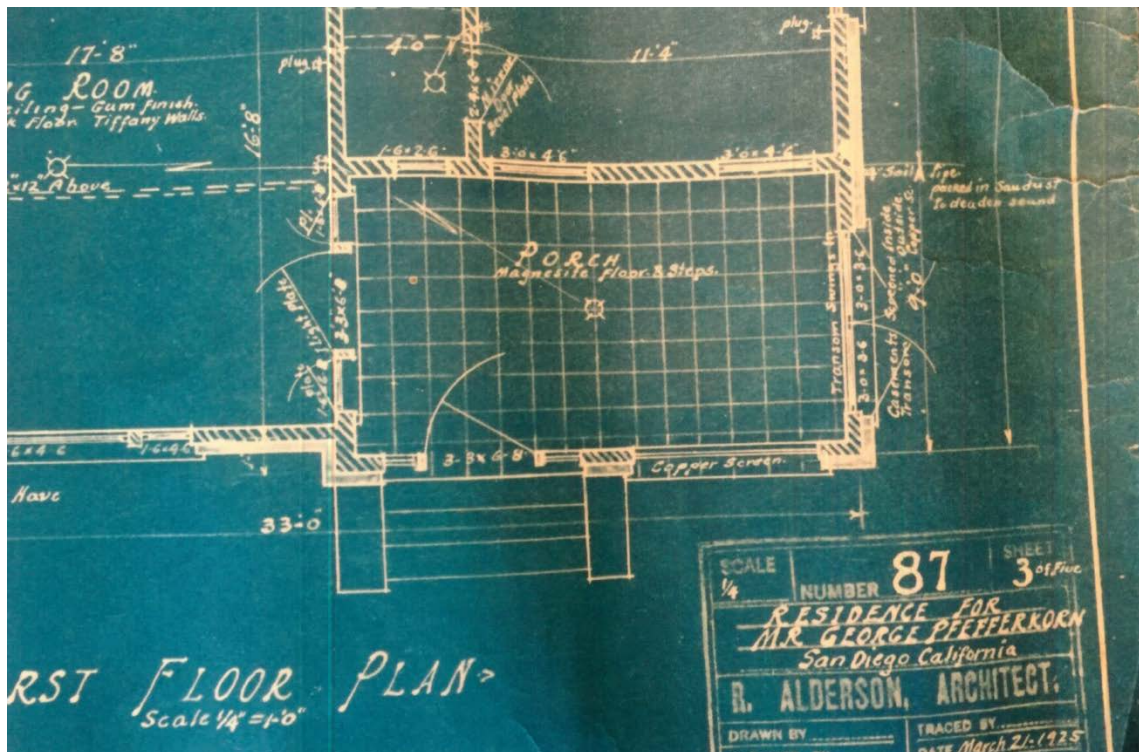
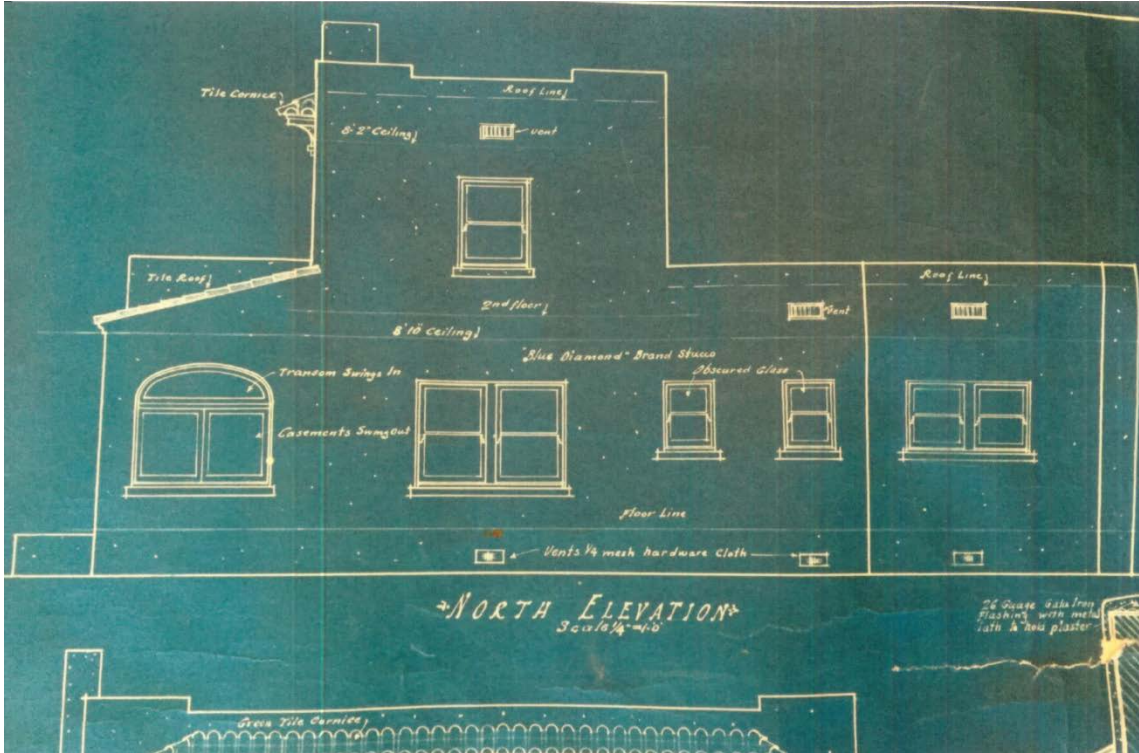
*Recorded by: Kelley Stanco, Senior Planner, City of San Diego

*Date: 7/21/2016

Continuation

Update

Photos of the original plans, provided by the owner.



*Recorded by: Kelley Stanco, Senior Planner, City of San Diego

*Date: 7/21/2016

Continuation

Update

Photos of the interior of the existing porch, provided by the owner.



B9a. Architect: B. Alderson

b. Builder: Soren Nielsen

B10. Significance: Theme: District Contributor, Streetcar Suburb, Architecture

Area: North Park

Period of Significance: 1926

Property Type: Single Family

Applicable Criteria: F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)