

NORTH PARK DRYDEN HISTORICAL DISTRICT

Edward F. Bryans Nomination for Master Builder

This supplemental application for the North Park Dryden Historical District provides documentation to support the nomination of Edward F. Bryans as a City of San Diego Master Builder. The 1992 Statement of Significance for the proposed Dryden Historical District by Alexander Bevil noted the following regarding Edward F. Bryans:

Dryden's activities in the area spurred other craftsmen/builders to get into the act. One of these, Edward F. Bryans, has also been identified with having built a number of Craftsman style homes in the area. A native of Minnesota, Bryans too came to San Diego in 1912. A contemporary account of Bryans in San Diego Union [May 28, 1922] credits Bryans with having completed over 150 homes and apartment buildings in San Diego by 1922. Bryans has also been identified as being responsible for the building of over twenty two-story apartment buildings along Park Boulevard in the 1920s. Just as Dryden had done, Bryans built a small bungalow for himself and his family (3544 Pershing Avenue) while building homes in the immediate area. In 1933, Bryans was honored by the local chapter of the American Institute of Architects for his collaboration with architect Frank W. Stevenson on building the Streicher Shoe Company's store [alterations] on Fifth Avenue in downtown San Diego's commercial district.

Biographical Summary

Bryans was born in Minnesota on April 16, 1881 of Irish parents. His father, William, was a farmer in 1900. Edward Francis was the fourth child and second son. His older siblings, Margaret, Mary and William J. were born in Wisconsin. In 1900, Edward had four younger siblings as well, Sarah, Julia, Robert T. and Alice. His listed occupation was "farm labor." 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 September 12, 1918, Bryans registered for the World War I draft. His Draft Registration Card (#2890) listed his age as 37, his birth date as April 16, 1881, his occupation as "contractor & builder," his place of employment as "3022 Upas," and his employers name as "contractor." He was described as having medium height, slender build, light blue eyes and dark brown hair.

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. In 1961, A. McPhail moved into 3401 Granada, and Bryans became a resident at 525 Spruce Street. He lived at 525 Spruce Street until 1973. Bryans died August 12, 1973 at the age of 92. His obituary noted he was a retired building contractor, that he moved to San Diego 60 years ago and was a contractor for more than 40 years.

Buildings Constructed

Bryans built residences throughout San Diego. A partial list of his buildings compiled by the late Donald Covington based on building permit records in the *Daily Transcript* from 1912 to 1927 is presented in Table 1. The permits are grouped by street. 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 (Block 10 Lots 1 & 2), now 3694 Texas Street, at 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 on Oregon (Pershing) were obtained from 1913 to 1923. Other streets that Bryans built houses on include 28th, 29th, Dale, Granada, Mississippi, Palm, and Upas. Table 1 lists building permits for 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. This area, shown as proposed Historic District 3 on the brochure provided with this supplemental application, encompasses Bryans' apartment buildings on Park Boulevard from Upas to roughly Pennsylvania. The proposed district is described as follows: "Increasing demand for housing along the trolley route between Balboa Park and University Avenue in the 1920's-1930's was satisfied by the construction of apartment buildings in the Park Boulevard area. Varied moderne and revival styles coexist along Apartment Row. There are even a few remaining California Bungalows. There is a preponderance of 1920's Spanish Colonial Revival and Neoclassical Revival apartment buildings within the district." The Statement of Significance for the 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



EDWARD F. BRYANS
... contractor 40 years

Edward Bryans Services Set At Greenwood

Services for Edward F. Bryans, 92, of 525 Spruce St., a retired building contractor, will be at 3 p.m. today in Greenwood Mortuary. Burial will follow in Greenwood Memorial Park.

Bryans, who died Sunday in a convalescent hospital, was born in Grand Meadow, Minn., and moved to San Diego 60 years ago. He was a contractor here for more than 40 years. He was a member of Masonic Lodge 35, F&AM, and Scottish Rite Bodies and a former member of Elks Lodge 168.

A sister survives. The family suggests contributions to the Cancer Society.

the boundaries have been credited to him. In addition to the apartment buildings listed above and in Table 1 from records compiled by Donald Covington, the District Forms in Volume 3 of the Historical Greater Mid-City San Diego Preservation Strategy credit Edward F. Bryans for building the apartments at 3402, 3436, 3521, 3525, and 3611 Park Boulevard, as well as apartments at 1634, 1646, and 1652 Upas Street. The 16 buildings identified in the 1996 Preservation Strategy as being built by Bryans are listed in Table 2. Bryans built the house at 3535 Park Boulevard for Nathaniel Sebastian, developer of five of the buildings in the proposed apartment row district.

The Bryans Neoclassic apartment building at 3511 Park Boulevard is pictured in the brochure. Another Bryans' residence, 3406 Granada, is also pictured in the 1996 Preservation Strategy brochure. This house was built in 1919 for Samuel and Dora Loeffler, who owned and operated a clothing store on Fifth Avenue and later on the southeast corner of 30th Street and University Avenue where the store remained through the 1920s. This house is across the street from Bryans' former home at 3401 Granada.

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 (Figures 1 through 6, all photos courtesy of Stephen and Katherine Hon, December 2008).

Awards and Recognition

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. The above pictured house is a sample of his workmanship. He also does considerable flat building, now working on the 'Stacy' flats at 3420 Park blvd. The Sebastian flats in the 3500 block are his jobs, too. The steel building for Ed Streicher at 8th and E streets is being erected by him. Mr. Bryans can be found at 3022 Upas or by phoning Hillcrest 507."

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. The award poster, compiled in Figure 7, illustrates the extent of the remodeling done in the Art Nouveau style to the reinforced concrete, brick façade building constructed in 1911. Current photos of the building are presented in Figure 8. The Manhattan Restaurant and Hotel originally operated in the building. In 1921, the Universal Boot Shop was established on the first floor. Edward Streicher had the building remodeled for his third San Diego store and the company's general offices in 1930. He sold the building back to the owner of Universal Boot Shop in 1944. The building is currently vacant and signed as being for sale.

Designated Resources

Two Bryans' houses have been designated by the City of San Diego as Historical Resource Sites.

On October 25, 2001, the Dyar and Grace Hazelrigg House at 4247 Arden Way was designated as a significant historical resource under HRB Criterion B (Historic Person, for its association with the Hazelriggs, a long standing merchant family of San Diego who owned several drug stores in the city) and Criterion C (Architecture).



The staff report noted that the “house features a moderate-pitched cross-gabled roof with wide, unenclosed eave overhangs, upheld by large decorative wood rafters. Other Craftsman features include large square pillars supporting a triangular beam over a somewhat unusual ‘L’ shaped front porch.” (City of San Diego Report No. P-01-196, October 10, 2001)



*Dyar and Grace Hazelrigg House, 4247 Arden Way, Resource #495
Photos courtesy of Katherine Hon, December 31, 2008*

On November 22, 2002, the Eldora Rudrauff House at 3411 29th Street was designated as individually significant under HRB Criterion C (Architecture). The staff report noted: “This Craftsman style home is individually significant because it possesses a composition of architectural elements that are typical yet unique. The roof patterns of the house are unique because of the cross gables and varying roof levels. The window fenestration patterns are unique in their larger amount and composition and placement. The wall surface fenestration is unique in the combination of patterned redwood shingle and horizontal redwood siding and the overall craftsmanship which has withstood years of neglect.” The report noted under Criterion F that “The architectural style of this house, as well as its construction date could also make it a contributor to a future district.” (City of San Diego Report No. P-02-209, November 7, 2002)



*Eldora Rudrauff House, 3411 29th Street, Resource #558
Photo Courtesy of Katherine Hon, December 27, 2008*

Table 1 Partial List of Building Permits Obtained by Edward F. Bryans, 1912 to 1927
Compiled by Donald Covington
(Grouped by Street)

YEAR	MONTH	DAY	ADDRESS	STREET	TRACT	\$\$	FOR	COMMENT
1922	Aug	3	2829	28th	West End			
1920	Sept	22	3648	28th	Park Villas	\$5,700	A. Ford	frame cottage and garage
1921	Mar	18	1715	29th		\$3,200	M. Bodtke	frame dwelling
1918	Apr	19	3411	29 th		\$3,000		frame cottage and garage
				[orig. Kansas]				DESIGNATED
1924	Dec	22	1640-62	2nd	Hortons Add	\$35,000		stucco flats
1922	Mar	31	1930	32nd				
1922	Mar	31	1932	32nd				
1924	Aug	13	3439	32nd	Park Villas	\$3,200	William P. Mayer	frame cottage and garage
1924	Aug	13	3445	32nd	Park Villas	\$3,500	William P. Mayer	frame cottage and garage
1920	Aug	19	4247	Arden Way		\$5,500		cottage and garage
1921	Sept	22	3772	Arnold	Park Villas	\$2,250	Alice Cave	DESIGNATED
1922	Oct	9	1414	Brooks	Univ Heights	\$4,250	A. Stove	frame cottage and garage
1920	Jul	21	3020	Dale		\$4,700		frame cottage and garage
1921	Feb	3	3330	Dale	Lynhurst			
1920	Sept	1	3344	Dale	Lynhurst	\$5,500		frame cottage and garage
1922	Mar	30	745	E	Hortons Add	\$24,639	Streicher	steel & brick store
1923	Aug	23	827-39	E	Hortons Add	\$14,000	E.S. Lovett	brick and tile store room
1923	Mar	22	1440	E		\$15,000	E.M. Goodwin	tile and brick bldg

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YEAR	MONTH	DAY	ADDRESS	STREET	TRACT	\$\$	FOR	COMMENT
1920	Mar	6	2237	Ft Stockton				
1926	Nov	20	2831	Granada	Blairs Highlands	\$7,500	L.C. Vandever	stucco residence and garage
1920	Feb	13	2839	Granada				
1924	Nov	8	2917	Granada	Blairs Highlands	\$1,200	Monte Hite	garage and rooms above
1926	Apr	29	3401	Granada	West End	\$6,000		stucco cottage and garage - his home 1927-1961
1927	Mar	31	3411	Granada	West End	\$4,500	D.F. Hughey	stucco cottage and garage
1921	Jun	8	3528	Herman	Park Villas	\$4,000	P.E. Fower	frame cottage and garage
1916	Oct	16	3849	Illinois		\$1,400		
1926	Jun	8	1330	India		\$6,900	J. Burnham Co.	brick and tile garage
1921	Mar	3	3672	Indiana		\$3,000	Mr. Panek	frame residence
1924	Jun	18	4152	Jackdaw				
1924	Aug	11	3043	Juniper	Watkins & Biddle	\$2,600		4 frame cottage and garage
1926	Mar	17	1848	Lyndon		\$8,000		stucco residence and garage
1925	May	25	3567	Mississippi	Paulys	\$5,000	F.R. Bartlett	frame cottage and garage
1924	Jun	19	1641-43	Myrtle	Univ Heights	\$8,990	Nat Sebastian	frame flats
1925	Apr	13	1725-27	Myrtle	Univ Heights	\$11,966	Ella & Nat Sebastian	stucco flats
1924	Aug	13	3215	Myrtle	Park Villas	\$2,400	William P. Mayer	frame cottage and garage
1913	Jan	20	3420	Oregon	Park Villas	\$1,700		

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(Grouped by Street)

YEAR	MONTH	DAY	ADDRESS	STREET	TRACT	\$\$	FOR	COMMENT
1921	Oct	25	3521	Oregon	Park Villas	\$4,000	E.F. Ikins	frame cottage and garage
1916	Oct	10	3536	Oregon				Cunningham Elec
1913	May	15	3544	Oregon	Park Villas	\$2,000	himself	frame cottage and garage
1923	Jan	10	3593	Oregon	Park Villas	\$9,000		frame residence and garage
1916	Dec	4	3612	Oregon	Park Villas	\$2,500		
1921	Oct	31	3635	Oregon	Park Villas	\$5,000	K.J. Thompson	frame cottage and garage
1917	Feb	23	3652	Oregon	Park Villas			frame cottage and garage
1923	Jun	13	2927	Palm	Blairs Highlands	\$2,850	F.R. Bartlett	frame cottage and garage
1926	Nov	4	3401	Park Blvd	Univ Heights	\$20,000	C.H. Williams	stucco flats and garages
1925	Sept	18	3418-20	Park Blvd	Univ Heights	\$10,000		2 frame flats and garages
1924	Dec	12	3422-24	Park Blvd	Univ Heights	\$11,000		frame flats and garage
1925			3430	Park Blvd	Univ Heights			flats
1924	Oct	14	3444-46	Park Blvd	Univ Heights	\$14,874	Ella Sebastian	stucco flats
1922	Jul	31	3505	Park Blvd	Univ Heights	\$24,327	Mrs. William Wheeler	frame flats (4) and garages
1922	Oct	30	3509	Park Blvd	Univ Heights			
1922	Jul	31	3511	Park Blvd	Univ Heights	\$25,520	Helene Henrich	frame flats (4) and garages
1926	Nov	16	3517	Park Blvd	Univ Heights	\$4,500		stucco flats and garage

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YEAR	MONTH	DAY	ADDRESS	STREET	TRACT	\$\$	FOR	COMMENT
1926	Dec	31	3517	Park Blvd	Univ Heights	\$14,000		5-flat building
1921	Sept	29	3535	Park Blvd	Univ Heights	\$4,000	Ella & Nat Sebastian	frame residence
1921	Sept	29	3541	Park Blvd	Univ Heights	\$18,000	Ella & Nat Sebastian	2-story frame flats (apts)
1913	Oct	27	3687	Park Blvd	Univ Heights	\$1,500	B.W.Wood	frame cottage
1926	May	25	835	Santa Barbara	Mission Beach	\$5,500	R. Hazard	
1921	Feb	3	3576	Texas		\$4500	H.E. Cave	frame bungalow
1912	Mar	14		Texas	Paulys	1,500		frame cottage betwn Dwight & Landis
1921	Sept	22	2046	University	Univ Heights	\$1,700	J.M Crother	frame cottage
1923	Jan	17	2542-46	University	Univ Heights	\$13,000	J.F. Boyle	frame store and 4 flats
1925	Dec	14	3001	University	West End	\$2,000	W. Mayer	repairs for Krumholz & Mayer
1925	Nov	18	1714-20	Upas		\$13,000	J. Williams	stucco flats
1921	Oct	31	2728	Upas	Park Villas	\$5,000	Nellie Whittemore	frame cottage and garage

**Table 2 List of Buildings Constructed by Edward F. Bryans
Compiled for the City of San Diego Department of Planning Historical Greater Mid-City San Diego Preservation Strategy
July 15, 1996**

YEAR	ADDRESS	STREET	ARCHITECTURAL STYLE	EVALUATION COMMENT
1927	3401-07	Park	Italian Renaissance	Individually Significant
1924	3402	Park	Craftsman	Contributing Structure
1925	3418-20	Park	Spanish Colonial Revival	Contributing Structure
1926	3422-24	Park	Spanish Colonial Revival	Contributing Structure
1925	3436	Park	Italian Renaissance	Contributing Structure
1922	3446	Park	Spanish Colonial Revival	Contributing Structure
1923	3501	Park	Neoclassical	Individually Significant
1924	3511	Park	Neoclassical	Individually Significant
1928	3521	Park	Spanish Colonial Revival	Individually Significant
1926	3525	Park	Spanish Colonial Revival	Individually Significant
1921	3611-17	Park	Mission Revival	Individually Significant
1927	1641	Myrtle	Spanish Colonial Revival	Contributing Structure
1926	1725	Myrtle	Spanish Colonial Revival	Individually Significant
1926	1634	Upas	Italian Renaissance	Contributing Structure
1925	1646	Upas	Italian Renaissance	Contributing Structure
1925	1652	Upas	Italian Renaissance	Contributing Structure

Figure 1 Photographs of Apartment Buildings Built by Edward F. Bryans



3401 Park Boulevard



3401 Park Boulevard



3418-20 Park Boulevard



3418-20 Park Boulevard

Figure 2 Photographs of Apartment Buildings Built by Edward F. Bryans



3422-24 Park Boulevard



3430-34 Park Boulevard



3436-40 Park Boulevard



3444-46 Park Boulevard

Figure 3 Photographs of Apartment Buildings Built by Edward F. Bryans



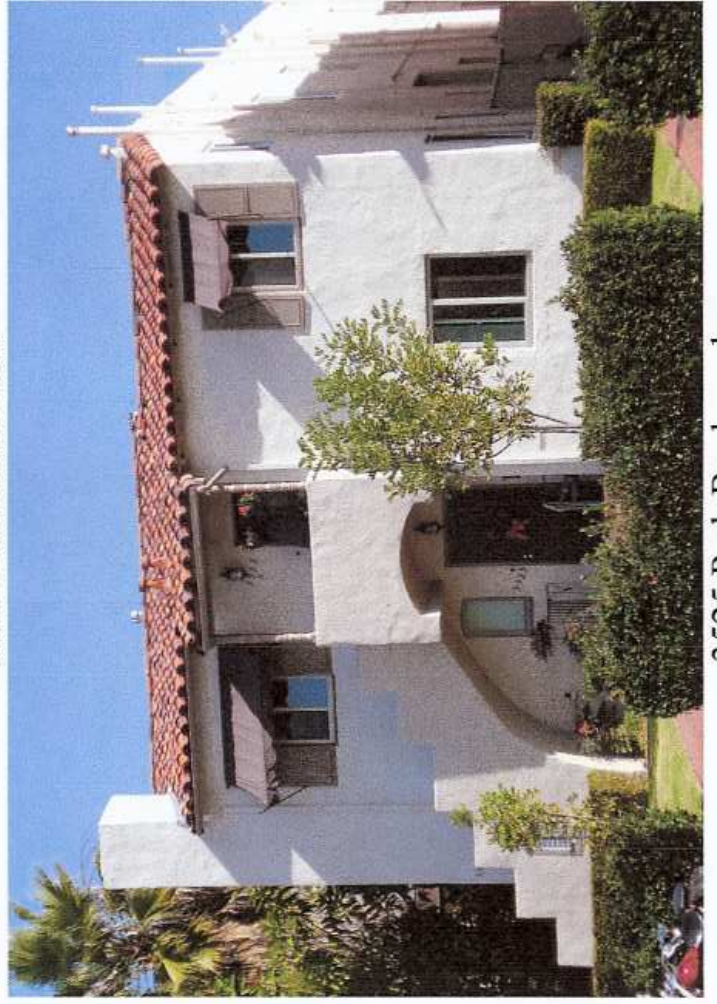
3501 Park Boulevard



3511 Park Boulevard



3521 Park Boulevard



3525 Park Boulevard

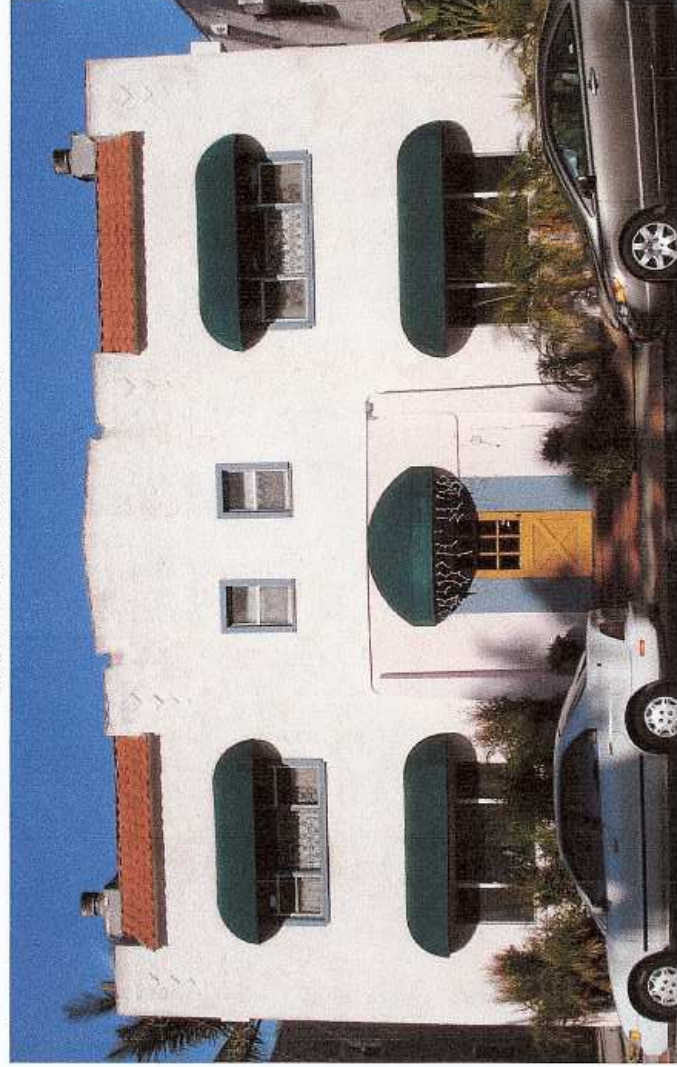
Figure 4 Photographs of Apartment Buildings Built by Edward F. Bryans



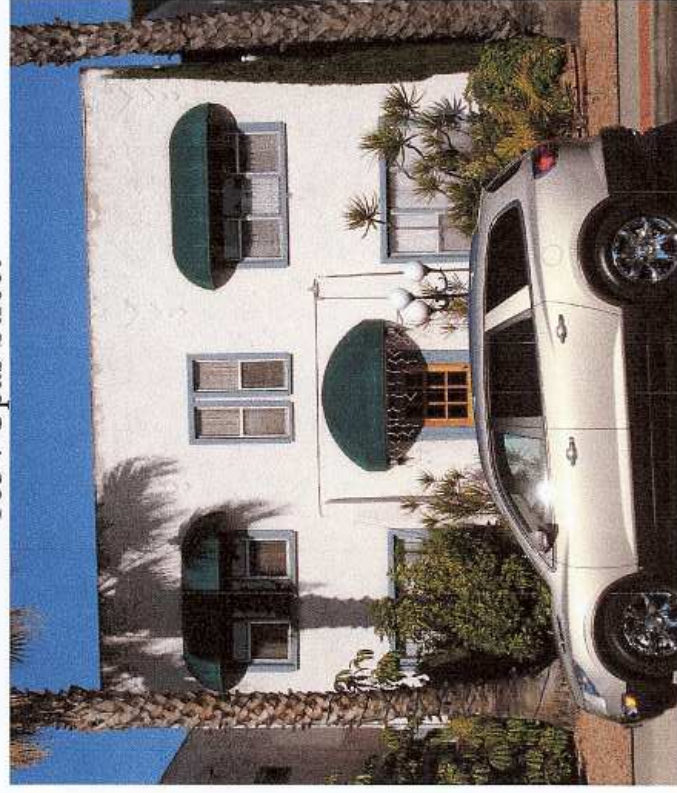
3611 Park Boulevard



1634 Upas Street



1646 Upas Street



1652 Upas Street

Figure 5 Photographs of Residences Built by Edward F. Bryans



3043 Juniper Street



1641-43 Myrtle Avenue



1725-27 Myrtle Avenue



2927 Palm Street



1414 Brookes Avenue



3535 Park Boulevard



3687 Park Boulevard



3215 Myrtle Avenue



1715 29th Street

Figure 6 Photographs of Residences Built by Edward F. Bryans



3411 Granada



3020 Dale



3344 Dale Street



3567 Mississippi Street



3612 Pershing Avenue



3521 Pershing Avenue



3635 Pershing Avenue



3652 Pershing Avenue



3420 Pershing Avenue

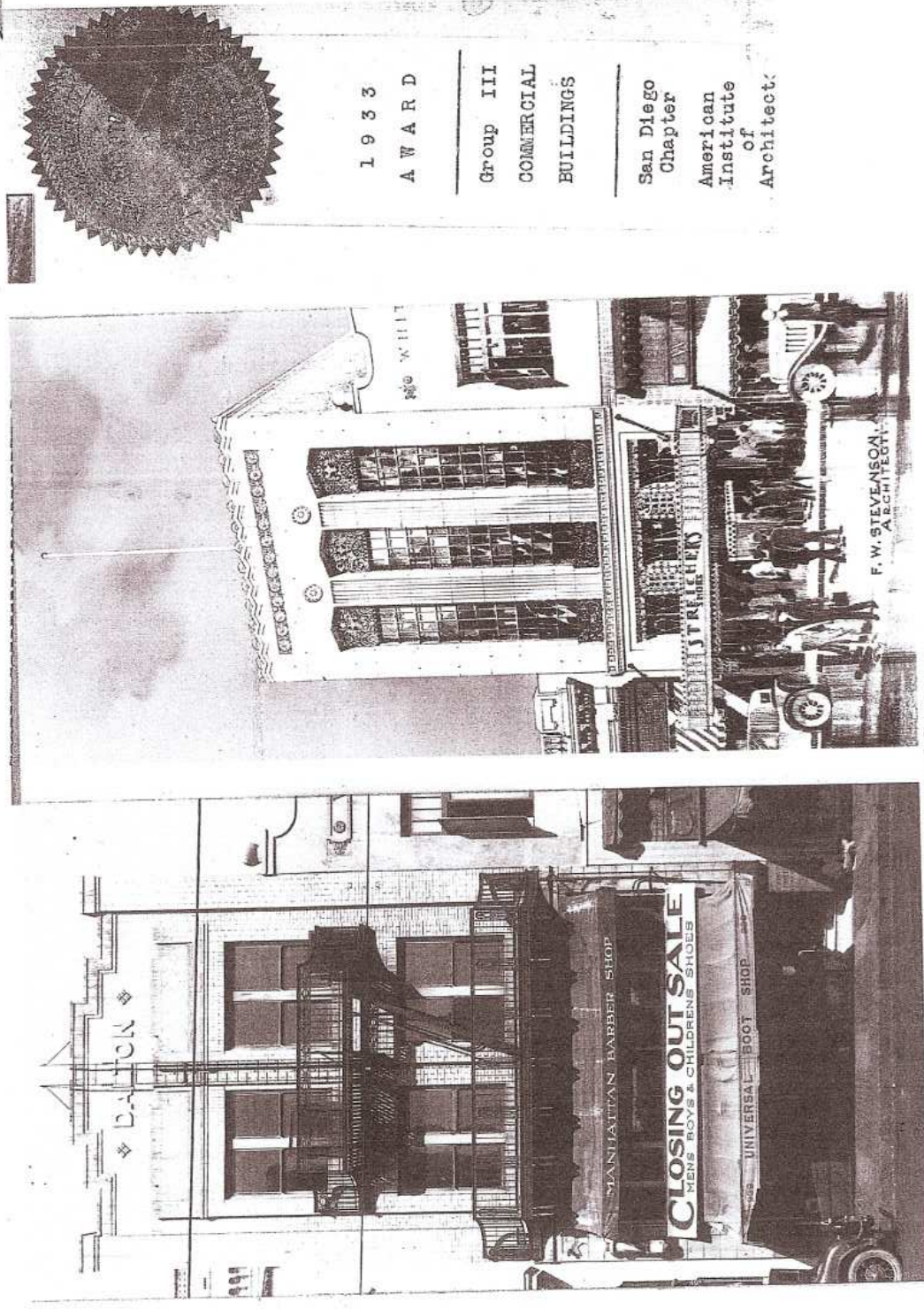
Figure 7 Compilation of 1933 AIA Award Poster to Frank Stevenson, Architect, and Edward F. Bryans, Contractor

ALTERATIONS
 STREICHER SHOE COMPANY BUILDING
 F. W. STEVENSON, ARCHITECT

HONOR AWARDS, SAN DIEGO CHAPTER
 The American Institute of Architects

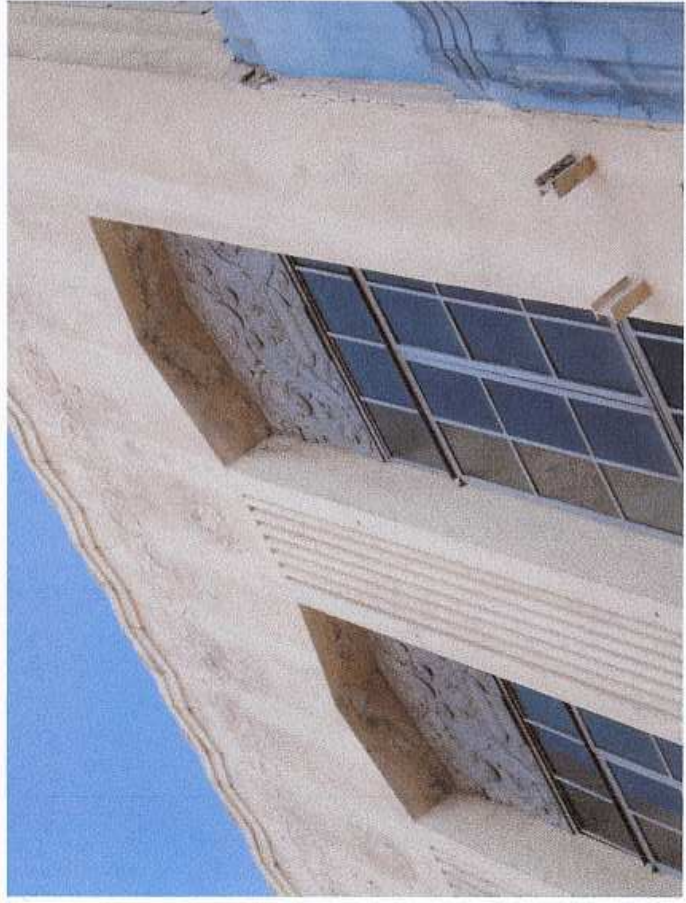
SUBJECT *Alterations Streicher Shoe Company Building Complete 1931*

GROUP 3 SECTION B
 NOMINATED BY F. W. Stevenson
 ARCHITECT OR CREATOR F. W. Stevenson
 OWNER Streicher Shoe Company
 CONTRACTOR E. F. Bryans



Source of award poster: San Diego Historical Society

Figure 8 Current Photographs of Former Streicher Shoe Store Building at 939 Fifth Avenue



Photos courtesy of Stephen Hon, January 2, 2009