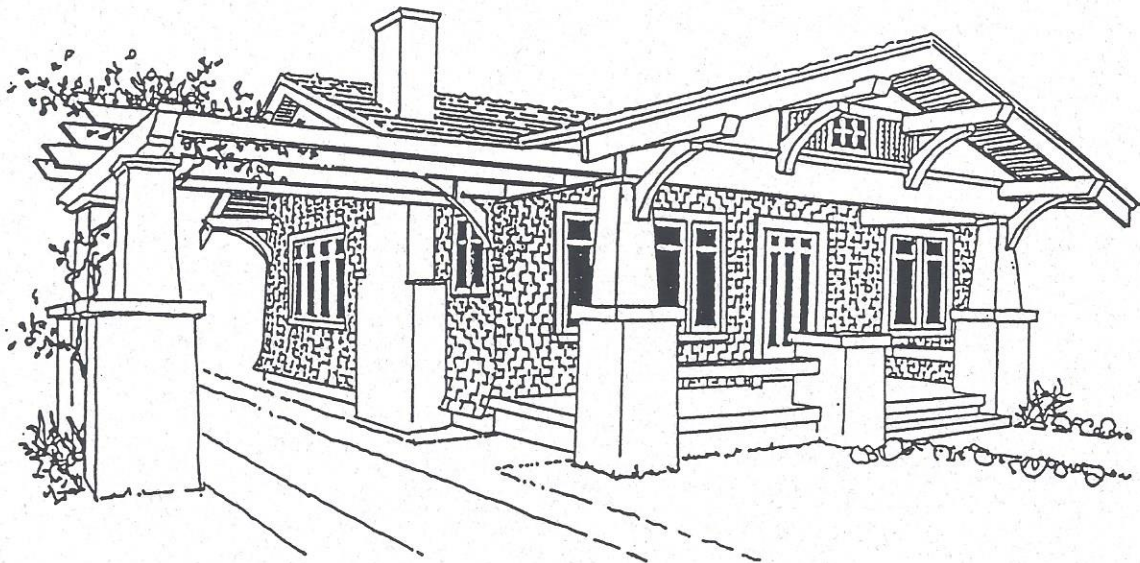


Historic
NORTH PARK

Craftsman/Bungalow
Tour
OCTOBER 2, 1994



3536 Twenty-Eighth Street

David Owen Dryden, 1915

TOUR GUIDE

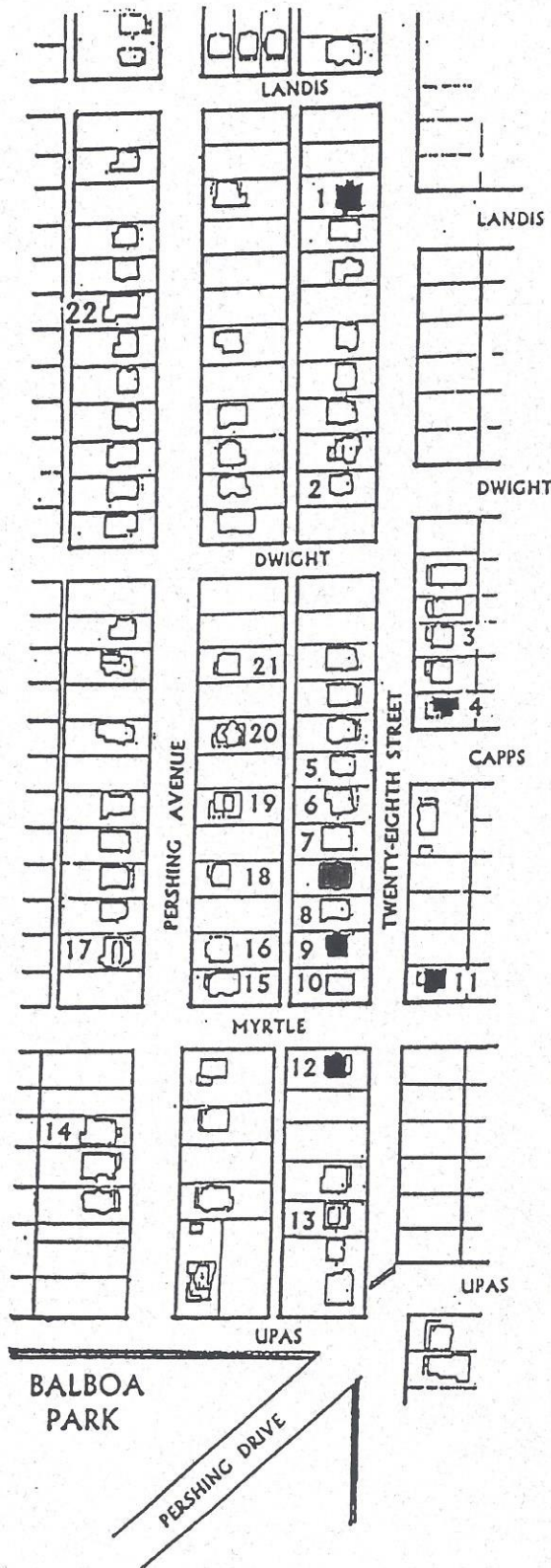
The guide (opposite) of the Walking Tour is taken from the Sanford Map of San Diego drawn in 1920. The neighborhood, at the northeast corner of Balboa Park, is shown as it existed at the close of the first building "boom" which affected the area.

Although many variations exist, most of the houses shown on the map are of Craftsman style. Houses ranged between 1200 and 2400 square foot when built. Building costs in the district, before 1920, averaged between \$1800 and \$4500.

Several of San Diego's leading architects lived in North Park, although none of the houses in the district appear to have been architect designed. Due to the style's basis in the traditional crafts of carpentry and masonry, most of these houses were designed by builders who came to architecture by way of those crafts.

These houses, designed and built by master-craftsmen, avoid the form of the conventional tract house. Instead, they are unique examples of a folk art in which simplicity of human function, hand-craft and respect for natural materials join in a relationship of harmony. They are expressive of a traditional way of life based upon respect for "home", family and neighbor.

The work of one of the master-craftsmen of historic North Park, David Owen Dryden is the focus of the current Tour. Those houses marked in solid on the map are open for interior tours. All numbered houses are noted in the following pages.



- Donald Covington
Architectural Historian

HISTORIC NORTH PARK: A CRAFTSMAN / BUNGALOW TOUR

THE HOUSES

#1 - 3676 TWENTY-EIGHTH STREET

Designer/Builder: David Owen Dryden
Building Permit: 15 October 1916
Completion: 5 December 1916

Three of Dryden's two-story houses on 28th Street were purchased by dentists who, prior to moving to North Park, had lived as near neighbors in University Heights. Dr. Fred Holt was the second of the three to purchase a home on 28th Street from Dryden. Fred and Ada Holt moved into this house in February 1917.

Dryden estimated the cost of construction to be \$4000.

Of all of Dryden's houses, this one most reflects the contemporary influence of the Swiss chalet in its form. The low sloping roof rests deep upon the upper floor giving the second story the appearance of a generous attic. The street side is an exposed gable with the body of the house all-over shingled.

MAJOR POINTS OF INTEREST TO LOOK FOR

EXTERIOR

- The entrance *PERGOLA* with coupled rafters resting on an open frame supported by massive tapering masonry *PIERS*. This pergola projects over the entry porch and across the driveway thereby performing the duties of a traditional *PORTE-COCHERE*.
- The deep overhang of the roof supported by projecting *ELBOW BRACKETS*.
- Window sash in a *DIAMOND PATTERNED LATTICE* design.
- Off-center entrance with *ART DECO* brass door hardware.

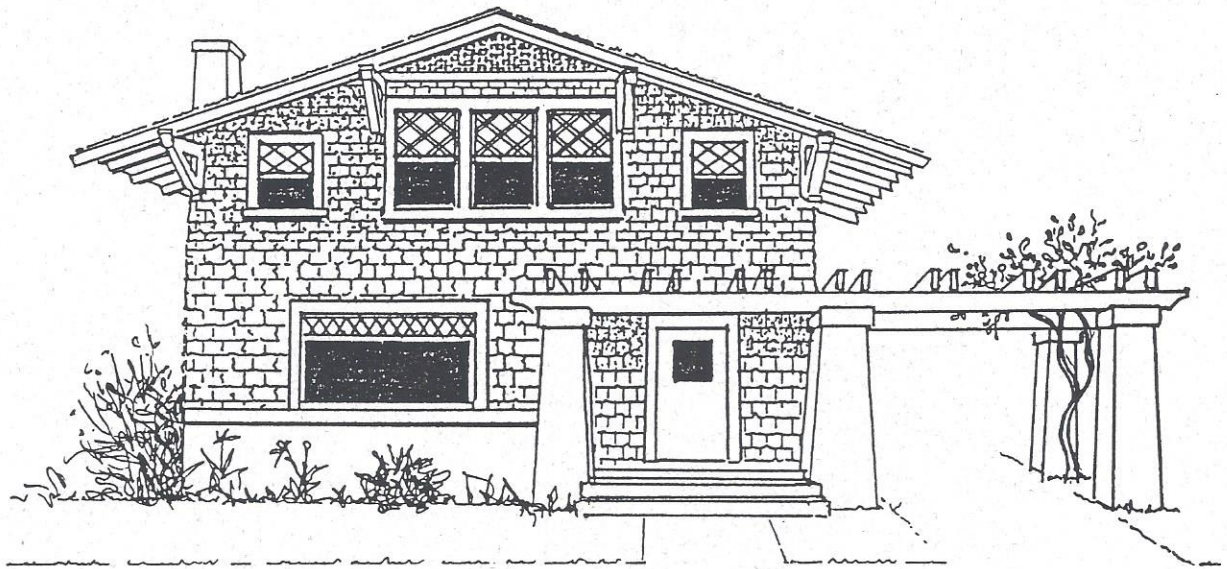
INTERIOR

- Notable in this house is an interior addition of Kitchen, Family Room and Deck by the local Architect, ROGER UTT. This recent addition sensitively relates the new construction to the proportions and materials of the historic structure.



(continued next page)

#1 - 3676 Twenty-Eighth Street



Dr. Fred Holt house

Dryden 1916



#2 - 3614 TWENTY-EIGHTH STREET

Designer/Builder: David Owen Dryden
Building Permit: 13 June 1916 (\$3500)
Completion: 31 June 1916

This house was purchased in August, 1916 by Helen Lovejoy. Ms. Lovejoy never occupied the house, but rented it furnished for \$75.00 a month. It is probable that the house was bought on speculation. North Park in the years of the California-Pacific Exposition was the focus of current *media-hype*. Its situation on the northern border of Balboa Park was being touted as an ideal suburban environment. The house sold in 1918 for \$7,100, completely furnished.



#3 - 3571 TWENTY-EIGHTH STREET

Designer/Builder: David Owen Dryden
Building Permit: 8 June 1915
Completion: 7 July 1915

John and Doris Kenney purchased this house from Dryden for \$6,550 and moved into it in the summer of 1915. Dryden had purchased the land from George Carr for whom he had recently completed the house at 3553 on the corner of Capps. Note the shingled garage in Swiss Chalet style.



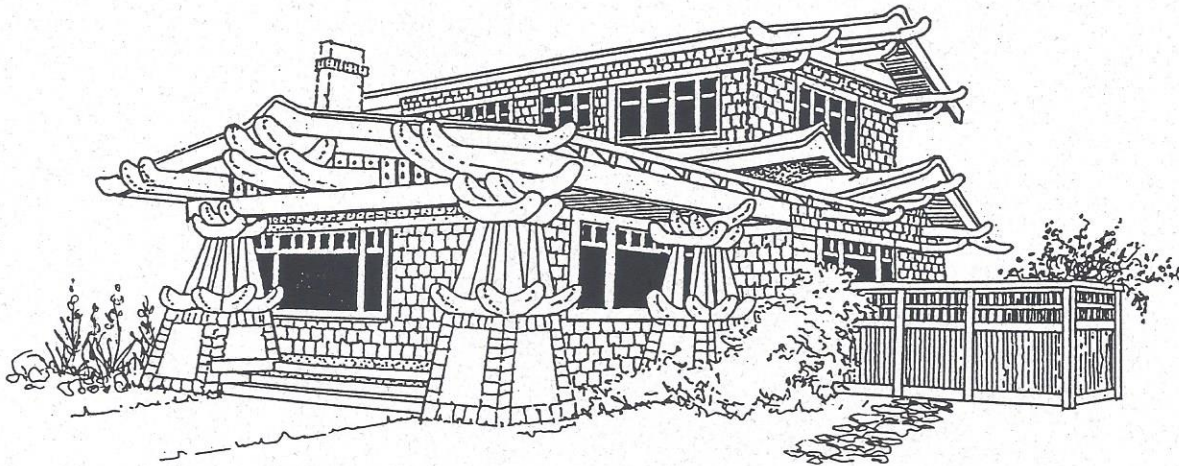
#4 - 3553 TWENTY-EIGHTH STREET

Designer/Builder: David Owen Dryden
Building Permit: 28 April 1915
Completion: 7 July 1915

Dryden's first project on 28th Street was this house which he built on commission for George & Anna Carr. It is a rare example of his *japonesque* mode of the Craftsman style with an emphasis upon monumental wood structure in oriental detail. Rarely are Dryden houses as extroverted in form as this one. The basic plan is the one-and-a-half story type often identified as the "aeroplane" form.

George Carr was an officer in the Independent Sash and Door Company on Market Street, a manufacturer and supplier of fine doors, sashes, mill work and art glass. As most of Dryden's houses from the period contain similar oak doors with beveled glass, and leaded art glass interior cabinetry, it is probable that the source for them was George Carr's company.

The verandah of the ground floor of the Carr house wraps around the body of the structure in a manner that is reminiscent of late Victorian plans. By so doing, it allows easy access to the garden from both living room and dining room. A close relationship between interior and exterior spaces was basic to Arts & Crafts back-to-nature philosophy and was a fundamental element in Dryden's pre-1920's planning.



George Carr house

Dryden 1915

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#4 - 3553 Twenty-Eighth Street

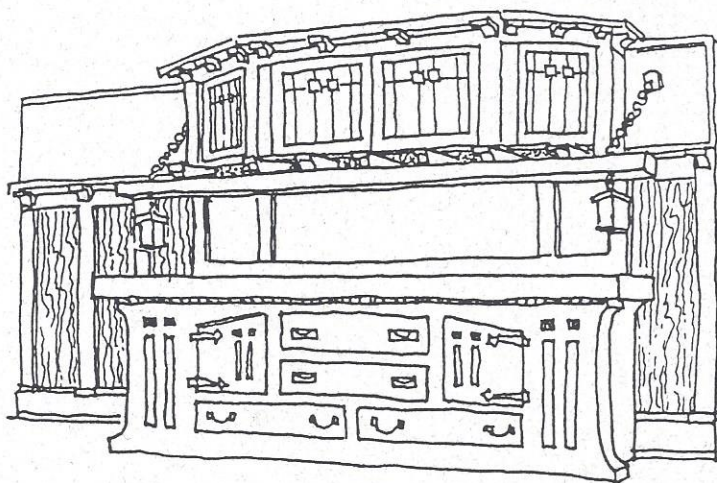
MAJOR POINTS OF INTEREST TO LOOK FOR

EXTERIOR

- Monumental redwood superstructure with JAPONESQUE BRACKETS at roof and entrance columns.
- Massive Arts-and-Crafts door hardware.
- In-line bank of CASEMENT WINDOWS.
- Rustic fenced garden in Japanese style.
- Shingled single garage with apartment above.

INTERIOR

- Living room: built-in fireplace cabinetry with leaded glass doors.
- Living room: tile-faced fireplace (San Diego Tile Company).
- Dining room: gum wood WAINSCOT panels & architectural woodwork.
- Dining room: cabinetry with art-glass fronts.



George Carr house

Dryden 1915



#5 - 3554 TWENTY-EIGHTH STREET

Designer/Builder: David Owen Dryden
Completion: 1917



#6 - 3546 TWENTY-EIGHTH STREET

Designer/Builder: David Owen Dryden
Completion: 1915



#7 - 3536 TWENTY-EIGHTH STREET

Designer/Builder: David Owen Dryden
Building Permit: 18 October 1915 (\$3000)
Completion: 17 December 1915

Dryden designed this house for his own residence. The family moved into the new house during the Christmas season of 1915 and lived here until they left San Diego three years later. The house was sold in 1919 to Lee & Birdie Millican, two employees of the Marston Company.

A notable feature is the shingle pattern which is unlike that found on any of his other houses. It takes a more intricate diagonal pattern rather than the usual horizontal. The pattern reverses at the center of the large picture window on the porch. Dryden's brother-in-law, Raymond Rockwood, a creative shingler in Monrovia may have been the craftsman here.



#8 - 3520 TWENTY-EIGHTH STREET

Designer/Builder: Edward Francis Bryans

This Bungalow by a contemporary of Dryden's was built in 1918. Although it shares many architectural details with the Drydens' own bungalow, a comparison of the shingle pattern with that of 3536 is interesting. Bryan's pattern here is more regular and controlled in its offset verticals, continuous horizontals and alternating deep and shallow rows.



#9 - 3516 TWENTY-EIGHTH STREET

Designer/Builder: David Owen Dryden
Building Permit: 7 April 1916 (\$3500)
Completion: 17 May 1916

The first of the three dentists to purchase a North Park house from Dryden was Dr. William A. Funk. Dr. Funk and his wife Ada moved into this house in June of 1916. They were followed by the other two dentists and their families the following Spring.

(continued next page)

#9 - 3516 Twenty-Eighth Street



Dr. William Funk house

Dryden 1916

MAJOR POINTS OF INTEREST TO LOOK FOR

EXTERIOR

- The original porch has been enclosed in order to enlarge the living room. The living room **TRIPARTITE WINDOW** has been moved forward to the edge of the original porch eave.
- The recessed entry is marked by a **GABLED CANOPY** which mimics the larger gable above.
- The deep eave is supported on **STACKED BEAM BRACKETS**.
- Siding on the upper storey is shingle set in vertically alternating rows. Board siding on the lower storey is **SHIP-LAP** in alternating deep and narrow horizontal rows.
- **SASH BARS** of the small lights of casement windows are set in a **LATTICE** pattern.

INTERIOR

- The entry hall is separated from the living room by a **COLONIAL SCREEN**, an architectural feature more often found in Colonial Revival Style interiors of this era. The gracefully arched bow of the opening was also often used in stately homes of the mid-18th century American Colonies.
- The kitchen of this house has been recently re-modelled by the current owners and is linked directly to the upper floor by a stair which is a spur from the main entry hall stairwell. A variation upon this **BRANCHED STAIR** plan was used in most of Dryden's two-storey structures to improve traffic circulation between floors.

#10 - 3506 TWENTY-EIGHTH STREET

Designer/Builder: Lance Consaul, Consaul Construction Company
Building Permit: 2 May 1921 (\$10,000)

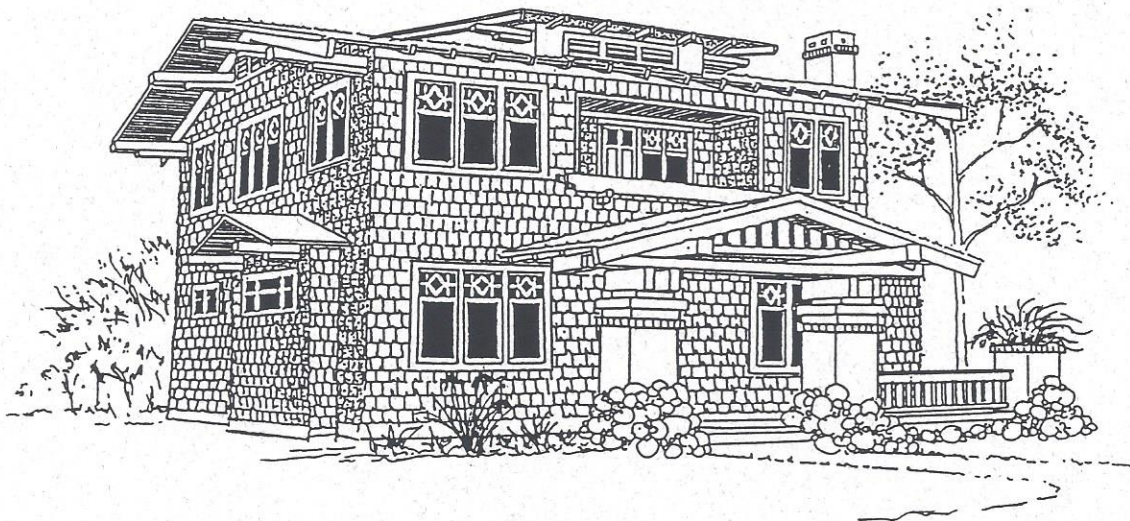
This was the first San Diego home of Emil Klicka, Chicago Industrialist who, after his move to San Diego, was C.E.O. for the Klicka Brothers Lumber Co. (North Park). Klicka was builder and owner of the North Park Theatre (1928), a member of the Board of Harbor Commissioners, and Vice-President of the Bank of Italy (Bank of America) in the 1920's.



#11 - 3505 TWENTY-EIGHTH STREET

Designer/Builder: David Owen Dryden
Building Permit: 5 May 1916 (\$4000)
Completion: 15 June 1916

Teresa Kline, widow of Samuel Kline, bought this house from Dryden when it was completed. It must have been an investment purchase, perhaps with the widow's insurance money. The widow Kline appears never to have lived in the house.



Teresa Kline house

Dryden 1916

(continues next page)

#11 - 3505 Twenty-Eighth Street

MAJOR POINTS OF INTEREST TO LOOK FOR

EXTERIOR

- An extraordinary feature here is the use of COBBLESTONE foundation. In the pre-1920's, stones such as these were hauled up to North Park from the shores of Pacific Beach or Mission Valley.
- Another example of the PROJECTING PORTICO is seen at the entry of this house. Unlike most of Dryden's houses of the period which were preceded by full verandahs, the Kline house has a terraced area to the side of the portico. This terrace resembles the PIAZZA with PARAPET WALL found in Spanish Revival bungalows of the 1920's.
- On the second floor between bedrooms is a good example of a SLEEPING PORCH recessed into the body of the house. During the Craftsman period it was considered healthy to sleep out of doors as often as possible.
- An unusual projection of the fireplace & chimney stack here gives greater dimension to the living room and is perhaps an attempt to create an interior INGLENOOK effect to one end of the room.
- A major new addition to the exterior is the replaced garage with artist's studio above and the garden which separates it from the house.

INTERIOR

- The entry space here is separated from the living room by another of Dryden's COLONIAL SCREENS.
- The fireplace wall has the typical Craftsman combination of built-in bench and glass-front cabinet flanking the fireplace. The fireplace mantelpiece is faced with tile of three-layered glazes of multiple greens.
- The dining room features a built-in BUFFET and cabinets under a side CLERESTORY window. The leaded glass in cabinet doors and in windows throughout the house adopted a diamond pattern theme.
- Wood in the main rooms downstairs was MAHOGANIZED with a dark stain, a popular treatment of interior panelling during the era.
- The kitchen is a 1990's adaptation of space that once was occupied by maid's quarters and smaller kitchen. Contractor was Philip Crane, cabinetmaker: Darren Orwen. A new set of French doors opens the view from breakfast area to rear terrace and sunken garden.



#12 - 3446 TWENTY-EIGHTH STREET

Designer/Builder: David Owen Dryden
Building Permit: 7 January 1916 (\$3500)
Completion: 7 March 1916

The Drydens were getting settled in their new home down the street when the permit for this house was issued. The usual scheduled time of six weeks for framing and closing in the structure was in this case lengthened by two weeks due to "Hatfield's flood" which devastated San Diego in January 1916. The torrential rains that broke all records and caused several major dam failures in the county began in the week following Dryden's start on this house.

When it was completed in March, it was quickly purchased by John Carman Thurston and his wife Elizabeth who moved into the house with their daughter and son-in-law. The Thurstons had recently arrived in San Diego from Chicago, ironically searching for a more benign climate for his retirement.

In Chicago, John Carman Thurston had been a manufacturer of paints and wood finishes. He was a friend of Emil Kllicka, another former Chicago industrialist, who five years later moved into the house across the street. He was also probably acquainted with George Carr as Thurston's first plan was to commission Dryden to build him a home across the street from Carr.



John Carman Thurston house

(continues next page)

Dryden 1916

#12 - 3446 Twenty-Eighth Street

MAJOR POINTS OF INTEREST TO LOOK FOR

EXTERIORS

- Siding of the Thurston house is SHIP-LAP on the lower storey and CEDAR SHAKES in alternating deep and shallow rows on the upper storey.
- Deep overhangs of the low angled roof are supported by STACKED BEAM brackets.
- ORIEL window on the Myrtle Street side curves out from the main wall in order to give a landing to the stair.

INTERIORS

- The architectural woodwork of the interior of the Thurston house is oak.
- The living room is separated from the entry hall and the dining room by sets of sliding French doors which, when closed, allow visual continuity of the spaces.
- The fireplace wall is faced with three-layered, glazed tile in imitation of Spanish leather.
- Built-in cabinets in both the living room and dining room have original leaded glass doors.
- The dining room features QUARTER-SAWN OAK WAINSCOT panels and plate rails.
- The kitchen is another remodelled one by Philip Crane and Darren Orwen. In this room there are old photographs of the Thurston's living room and dining room in decor of about 1920. The restored stencils are adaptations of stencil designs found in one of the original photos.



#13 - 3412 TWENTY-EIGHTH STREET

Designer/Builder: David Owen Dryden

Building Permit: 2 February 1917 (\$3500)

Completion: 19 March 1917

This is the last house which Dryden built on 28th Street. It was purchased in April, 1917 by Dr. Timothy S. Childs who died a few years later. His two adult sons lived in the house until their father's death. One of them was a musician for the Spreckles theatre and the other was a jeweler for Jessop & Sons. By 1920, the widow and all of her adult children were living elsewhere.

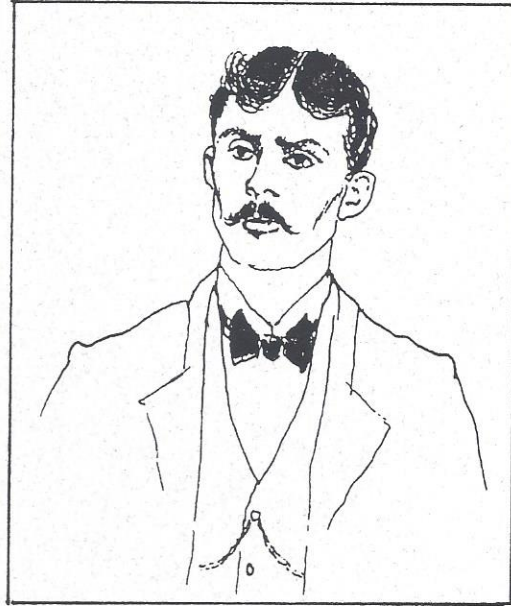
The house, like the Carr house, has a storey-and-half plan. Similar to the Thurston house, there is an oriel window on the north side. By the time the Childs house was under construction, the war in Europe was causing a materials shortage in the U.S. Dryden, like many of his contemporaries, was struggling to survive in a declining market. This house shows the results of that period with its minimalist approach to the Craftsman ideal. Gone is the extravagant use of wood in deep overhangs, massive brackets and continuous headers.

David Owen Dryden
(1877-1946)

David Owen Dryden was born in the redwood forests of Sonoma County, California. He grew up on the coast of southern Oregon and apprenticed with an uncle and older brother as a house carpenter and wood craftsman.

At the age of 18, David moved south along the California coast and settled in the foothills of the San Gabriel mountains in the Los Angeles county town of Monrovia. There he found work as a house carpenter with one of the pioneer builders, William Rockwood.

In 1902, Dryden married the oldest Rockwood daughter, Isabel. Together, David and Isabel began a business of building and decorating bungalows and gardens in the San Gabriel valley towns east of Pasadena. Three children were born to them in Monrovia, two daughters and one son.



In 1911, the Drydens moved to San Diego to take part in the pre-exposition building boom. By the time of the 1915 Panama-California Exposition in Balboa Park, David was building the first of his 28th Street houses. The four years that he built houses on 28th Street & Pershing Avenue form the zenith of his career as a master of the Craftsman Style.

In 1919, the Drydens left San Diego, but returned in 1921 at the beginning of another building boom. In the 1920's, Dryden's style turned to the more popular Mediterranean influences of the post-war era. In 1925, the Drydens moved to the San Francisco Bay area where David began the final phase of his very lucrative career as a builder of small Spanish-Revival style bungalows.

In the summer of 1946, while visiting family members in southern Oregon, David suffered a cardiac arrest, died in hospital on June 4th and was buried in a rural cemetery on the wind-swept estuary of Smith River in northern California.



HISTORIC NORTH PARK : Craftsman / Bungalow Tour



Supplementary Tour

For those wishing an additional look at historic North Park Craftsman style houses and bungalows, nearby Pershing Avenue offers several blocks of homes built in the early years of the 20th century. These houses were new when Woodrow Wilson was in the White House, when the Germans torpedoed the *Lusitania*, when the Panama Canal opened and San Diego put on a major Exposition in Balboa Park.

Houses marked 15-21 on the Tour Guide were built by David Dryden between 1917 and 1919. These are all the large two-storey, late Craftsman style houses which became less desirable after World War One. Smaller families, an expanding middle-class and a shortage of domestic help made the smaller house more popular in the 1920's.

EDWARD F. BRYANS

A contemporary of David Dryden, E.F. Bryans, was a specialist in the small cottage in Craftsman style during the decade of the World War. Bryans was a contractor who came to San Diego in 1911 from Minnesota and settled in North Park in 1913. His small cottages on Pershing Avenue are charming examples of the many variations on the Craftsman style of that period. They are:

- 3420: 1913, Colonial Revival details
- 3510 -14: 1916, built as a rare Craftsman style duplex
- 3520: 1916
- 3530: 1916
- 3536: 1916
- 3544: 1913, Bryans and his wife lived in this house from 1913 to 1916
- 3554: 1921, Swiss chalet details
- 3593: 1923, Bryans' last house in the neighborhood
- 3603: 1919, once the home of a *plein aire* painter who had studio & gallery at the rear of the house
- 3612: 1917
- 3652: 1917, built for Camille Lory, proprietor of the Parisian French Laundry in Hillcrest who lived in the house for over 50 years.

Following Bryans' early period in San Diego, he went on to build large homes and apartment houses such as those along Park Boulevard. During the 1920s, his work consisted of small commercial buildings. Bryans retired in the 1950s and died in 1973 at the age of 92.

