

THE PROPOSED NORTH PARK DRYDEN HISTORICAL DISTRICT

North Park is known for the charming and varied architecture of its residences. Many homes reflect the Arts and Crafts Movement ideals of honesty and close connection between a structure and the earth. The neighborhood of Pershing Avenue and 28th Street, from Upas to Landis Streets encompasses 22 bungalows and gracious two-story houses built by David O. Dryden, a master of the Craftsman style. Another 16 homes in this neighborhood were built by Dryden's contemporary, Edward F. Bryans, who specialized in the small cottage Craftsman style. These are among the earliest houses of North Park, built primarily between 1913 and 1918 during one of San Diego's greatest local building booms. Fine examples of Dryden's work include the exuberant oriental-style Craftsman residence at the corner of 28th and Capps Streets, and the stately redwood board and shingle home at the corner of Myrtle and 28th Streets. Many other homes in this area built by other designer/builders contribute to the historical significance of the neighborhood.

The North Park Dryden area is one of twelve potential historical districts identified by the City of San Diego's Historical Resources Board, based on the 1996 *Historical Greater Mid-City San Diego Preservation Strategy* by Milford Wayne Donaldson. This area, one of San Diego's earliest suburban neighborhoods, is significant for its concentration of homes by master craftsmen Dryden and Bryans, and for the diverse collection of surrounding homes that exhibit the architectural details typifying the American Arts and Crafts Movement.

Potential benefits to residents include:

- Protection against a change in zoning or increase in allowable density
- Potential Mills Act benefits of property tax reductions
- Preservation of the neighborhood's unique historic character
- Enhancement of home values
- Legislative protection for historically designated properties
- Possible use of the more lenient State Historic Building Code

The History Committee of the North Park Community Association (NPCA) has submitted the needed documentation to the City to have this neighborhood established as a Historical District by the City of San Diego Historical Resources Board.

