

Save Our Heritage Organisation

PRESENTS

NORTH PARK

A TOUR OF THE COMMUNITY



THE COMMUNITY OF NORTH PARK

began in 1893 when San Diego merchant Joseph Nash sold forty acres of land northeast of Balboa Park to James Monroe Hartley, who planted a lemon grove and called it Hartley's North Park. The name evidently stuck, as the City of San Diego in later years began to refer to the new suburb as North Park.

After Hartley's death in 1904, his eldest son John C. "Jack" Hartley and brother-in-law William Jay Stevens formed Stevens & Hartley Real Estate Company and began to buy and sell land north of Balboa Park. The arrival of the trolley in 1907 opened the door to urbanization, and in 1911 Hartley's lemon grove was subdivided into commercial and residential lots. Two years later the Stevens & Hartley Building, North Park's first high rise commercial building was completed at 30th Street and University Avenue where two major street car lines met, establishing the intersection as the heart of the new community.

The resurgence of the national economy in 1921, brought a major boom in development to North Park. The younger Hartley brother Paul was back from military service in France and joined the family business. Together the Hartley brothers organized the first North Park Business Club in 1922; founded the North Park Lions Club in 1926; and were instrumental in obtaining the first street lighting for the central core.





Streetcar going under the Georgia Street bridge looking east from Park Boulevard and University Avenue, 1923.



The Silvergate Masonic Temple, 1931.



The Klicka brothers, Emil and George, were also leaders in the ongoing development of the business and entertainment district of the community. In 1928, the brothers bought four lots at the corner of University Avenue and 29th Street for an office building and theatre. The architects for the building were the Quayle Brothers, a notable 1920s firm in San Diego. The Bank of America, for which Emil Klicka served as Vice President, occupied the building, along with the Fox West Coast Theatres.

In later years, George Klicka developed the Studio Bungalow in the 1930's, which was an attempt to make it possible for the average wage earner to own his own home. Klicka's design was a pre-fabricated package of wooden frame-and-panel construction offered in prices ranges beginning as low as \$2,222. The ready-cut house package was introduced as a model home on the grounds of the 1935 International Exposition in Balboa Park. Of the more than one hundred built in North Park and University Heights, only a few rare examples remain.

The work of several important builders and designers can still be seen in North Park today. Among them are David Owen Dryden, Edward F. Bryans, and George Klicka. The neighborhood of Pershing Avenue and 28th Street, from Upas to Landis Streets encompasses twenty-two bungalows and two-story homes built by Dryden. Another sixteen homes in this neighborhood were built by Bryans, who specialized in the small cottage Craftsman style. The Dryden/Craftsman area is one of San Diego's earliest suburban neighborhoods and is currently a proposed Historic District.

As one of the most densely populated bungalow communities in all of San Diego, North Park is thriving today due to revitalization of its historic resources and to the embracing of the arts community. We hope you enjoy these few examples of historic homes that this beautiful park community has to offer.

MINNIE LOUISE ALBRIGHT RESIDENCE

3563 28TH STREET

The 1915 Mission Revival home Minnie Louise Albright Residence is located on a section of 28th Street that features a significantly high quantity of stylishly built houses dating from about 1900 to 1930. The beautiful two-story residence was originally owned by a prominent family involved in establishing the Baptist Church in the American West.

A good example of Prairie style influence sometimes seen on Mission Revival, the exterior horizontality of the structure is emphasized on the front elevation by a low-pitched roofline, wide overhanging eaves, a broad flat roof over a partial-width projecting front entry porch with a low scored-concrete floor, a heavy wooden loggia and stout stucco porch columns.

J.B. Draper, a contractor with offices at 16th and National Avenue who was responsible for building many homes in uptown San Diego, purchased the lot and built the residence in 1915. Late that year, ownership was transferred to the Crescent Realty Company, who sold the title to Minnie Albright in January of 1916. Mrs. Albright resided at the house until her death in 1942. Born in Leavenworth, Kansas, she was the daughter of Chaplain Winfield and Mrs. Scott. The Scotts pioneered several western Baptist communities before arriving in San Diego in 1909 to found the still active Scott Memorial Baptist Church, originally a small chapel at 39th Street and Madison Avenue that was not completed until several years after Chaplain Winfield Scott died in 1910. Scottsdale, Arizona was named after Chaplain Scott, who in 1895 purchased the initial 160 acres of land used to develop that area's citrus growing industry. After his death, his wife and daughter continued to actively serve the church and support several early community organizations in North Park and University Heights.

The comfortably large and beautifully designed house was originally occupied by Minnie Albright, her widowed mother and husband Brigadier-General Frank H. Albright, an 1877 graduate of West Point Academy. General Albright led a storied thirty-year career traveling abroad with the United States Army and as professor of military science at Purdue University and at the Army War College. He died in 1940, after serving as a charter member of San Diego's Army and Navy Club and other local military-based clubs, and on the Military Committee of the San Diego Chamber of Commerce.





After 1942, the residence passed through the hands of four subsequent sets of owners before being purchased by the current owner, a realtor who stumbled upon it in 2004 during a routine weekly brokers' caravan. Virtually crying out for a loving restoration, it was in poor condition, needing a new roof and foundation but retaining a large majority of its original exterior and interior building fabric, including gumwood wainscoting, moldings and trim, numerous built-in bookcases, a secretary desk, dining room buffet, and double-hung windows. In a relatively short period of less than three years, the house has since been returned to its original architectural splendor, inside and out.

WILLIAM F. & DOLLIE CARTER HOUSE

3569 UTAH STREET

The 1919 William F. & Dollie Carter House is an excellent example of a California Craftsman Bungalow. Alexander Schreiber, who built the home, was responsible for constructing several large apartment buildings on the West side of Balboa Park following WWI. Over his career, he resided and worked in North Park, South Park, Burlingame and Mission Hills. The Carter House is located on Utah Street, in a section of North Park that contains many well-preserved early twentieth century middle-to-upper income single-family residences. William Carter, the first owner, was employed as a packer at the Rockwell Air International Depot in the 1920s and became a house painter in the late 1930s.



The single-level house features typical Craftsman design elements, such as low pitched front-gabled roofs and cedar shingles, in combination with bold Prairie style influences, including a horizontal profile and three stout square columns supporting a flat elongated front porch roof. The porch entrance is a prominent feature with a drive-through carport leading to an original rear detached single-car garage. Historic exterior paint colors were advised by a specialist in architectural history and historic preservation. Professional landscaping was recently updated by a local North Park firm, Mooch Exterior Designs, and features drought-tolerant plants. A concrete slab, now functioning as a patio surface, originally served as the floor of a backyard potting shed.



The spacious interior was designed for sophisticated comfort and functionality, with many impressive built-in features. Original detailing includes tapered columns and a gorgeous buffet with original mirror, beveled glass doors and handles. The fireplace maintains its original tile. The hammered copper fireplace screen with delightful pinecone design was purchased at an antique store. The abundant, richly colored wood used throughout the living room and dining area is complimented with choice antique and thrift store discoveries, Roseville pottery, family mementoes, as well as new and custom built furniture.

The current owner, who possesses a degree in Interior Design and works in the high-end home furnishings industry, has done much of the restoring and updating work on the house herself. She has outfitted the interior with products she represents to the interior design trade such as textiles, wallcoverings, lighting, hardware and window blinds, and has immaculately refinished many pieces in her collection of Art Deco and Arts & Crafts era furniture herself.



FOX EGYPTIAN

LIPTON'S TEA - ICED
IS SO REFRESHING



3380 GRANADA AVENUE

This early 1920s Craftsman bungalow is the perfect setting for a vast collection of beautiful and unusual outdoor plants. The house has been repainted in historically appropriate colors, and all the shades of nature stand out against the light yellow clapboard, white trim, and lower band of pale green shingles. The combination of cheerful shades promotes a sense of springtime year round. The front yard has been reserved for nature. It is a meadow-like low-maintenance patch of wildflowers, herb bushes and native grasses to be enjoyed by birds, bees, and butterflies. The side patio and back yard, which is a work-in-progress, feature a stunning array of potted plants and succulents as well as natural in-ground landscaping. As an active member of the San Diego Floral Society, the owner was surprised to learn through archived Society newsletters that her home had been the site of some early club meetings.

The classic Craftsman exterior demonstrates horizontality through design elements such as low-pitched gabled roofs with wide overhanging open eaves, walls that batter out gently over a raised foundation, and an off-center, partial-width, broad front entry porch. The front-gabled roof of the porch is supported at the corners by simple round stucco columns resting on boxy piers. A long and low bench railing extends between the column supports, offering a comfortable perch to connect with the public portion of the lot.

The back end of the driveway was converted into a lovely shaded side patio by the previous owners, who expanded and reconfigured the original garage to open onto the alley. They laid a brick floor on the side, and likely added the brick to the steps and floor of the front porch at the same time. Having apparently lived in the house for many years, they also made several mostly cosmetic changes to the interior, which the current owner has spent the past seventeen years reversing. Current work on the kitchen includes the removal of layers of paint on the walls and cabinets. The bathroom has been restored with new period-looking tile and a salvaged period sink; its original tile floor remained intact under four layers of linoleum.





Large original windows, a glazed front door, and side French doors and panels, bring ample light to the Arts & Crafts interior and balance out the darkness of wood detailing in the living room and dining room. Handsome built-in features include a long fireplace mantel spanning the full-length of the wall, a secretary desk, bookcases with glass doors, a buffet and china cabinet. The richness of the wood is complimented by the owner's collection of art and family heirlooms.

An early structural remodel, thought to have occurred prior to 1940, added a sizable amount of square footage to the rear of the house including a third bedroom. On the exterior, the addition reflects the use of similar materials in a complimentary Craftsman design aesthetic.

3444 MISSISSIPPI STREET

This unusual and beautifully renovated 1926 Craftsman style residence is located on Mississippi Street, situated on an impressive half-acre lot near the northern edge of Balboa Park. The large two and a half story structure—constructed as a multi-level duplex with a walk-out basement, is identified as Craftsman for possessing typical features such as low-pitched cross-gabled roofs, shiplap siding, and trapezoidal wood porch columns. Many unique design characteristics, however, were dictated by the sloping grade of the site. The main top level hovers a story and a half above street level. A lushly landscaped raised brick planting bed runs along the front edge of the property, partially concealing and minimizing this slightly awkward site positioning. The front entry porch takes advantage of the abundance of space and is of a surprisingly grand scale. It has an atypical side entrance flanked by columns with massive square bases.

Set into the slope, the majority of the structure is not visible from the front. A notable detached two-level garage, converted into an upstairs office with a wooden deck extending over the larger two-car lower level, is also hidden. By contrast, a striking overall view of the residence and the garage can be had from the back yard. The rear portion of the property gives the impression of having been carved out of a dense jungle.

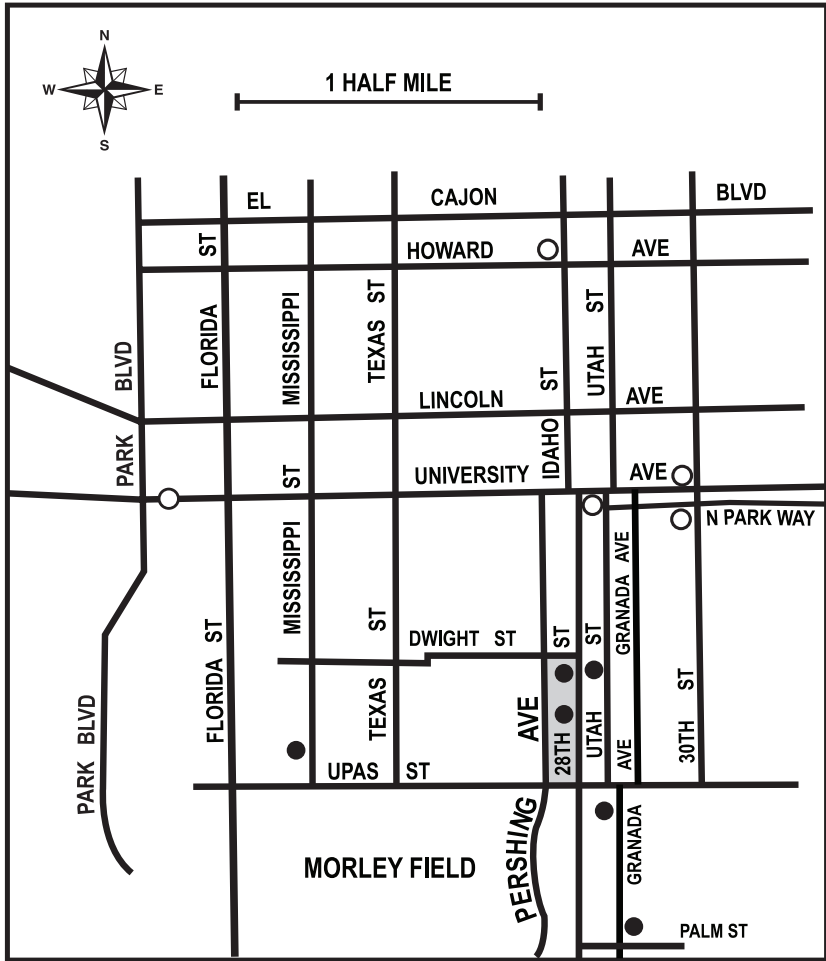
A breathtaking tropical paradise today, the property was barren and bleak when it was purchased less than ten years ago from the estate of its original owners, a German carpenter and his wife. The building was “modernized”





extensively during the 1950s and 1960s with plate glass and jalousie windows, asbestos and T-111 siding on the exterior, wood paneling over original interior plaster walls, and the gutting of cabinetry and other fixtures. With the abandonment of general maintenance over the ensuing decades, the site and overall physical appearance of the house deteriorated. Faced with the enormous task of rehabilitation, the second and current owner has succeeded in honoring the original 1920s architectural spirit of the heavily altered home while sensitively adapting and improving upon its original design.

MAP OF - NORTH PARK CRAFTSMAN - TOUR



- 3563 28th Street
- 3520 28th Street
- 3569 Utah Street
- 3444 Mississippi Street
- 3380 Granada Street
- More Historic Sites
- Proposed Historic Dryden District

General Tour Rules

- Have courtesy when parking in these residential neighborhoods, do not block driveways
- No photography inside the homes
- No high heels or bare feet
- Turn of pagers & cell phones
- Do not touch anything in the home, including doors, drawers or furnishings
- Do not enter rooms that are cordoned off
- No use of bathrooms

MORE HISTORIC SITES TO SEE IN NORTH PARK

GEORGIA STREET BRIDGE

Crosses University Avenue, just east of Park Avenue

Built - 1914

Designed by J.R. Comly

Style - Mission Revival

Created as a portal entry to the new suburb of North Park, it is a reinforced concrete bridge of arched and ribbed construction.

NORTH PARK WATER TOWER

Northwest corner of Idaho Street & Howard Avenue

Built - 1924

Completed in 1924, it was the largest tower of its kind, rising to 127 feet and holding 1,200,000 gallons of water.

NORTH PARK THEATRE

2891 University Avenue

Built - 1928

Architect - Quayle Brothers

Style - Spanish Renaissance

In 1928 the Klicka brothers provided the land and the Quayle brothers designed this Spanish Renaissance multi-use building, which featured intricate plaster friezes in Arabesque design. The building housed the Bank of America and the Fox Theatres, which featured Vaudeville performances and “sound and vision” cinema, the first outside of downtown.

SILVERGATE MASONIC TEMPLE

3795 Utah Street

Built - 1931

Architect - Quayle Brothers

Style - Art Deco

This three-story building was designed to resemble King Solomon's Temple; it was constructed primarily of poured, reinforced concrete and was completed in 1933. The interior boasts examples of Egyptian Revival design on light fixtures, curtain rods and ceiling stencils. The large Lodge Room on the third floor is completely Egyptian Revival. It is an impressive, windowless room designed to look like an Egyptian throne room. Exotic designs include stencils of the scarab beetle on light fixtures around the walls; stenciled wooden beams across the ceiling; Egyptian columns flank a raised, stage area at each end of the room; and three wooden "throne" chairs on each of these stages, each chair having Egyptian designs carved on its back. Huge, circular light fixtures hang from the ceiling on long pillars which terminate at the ceiling in a lotus/papyrus design, like the tops of columns.

STEVENS-HARTLEY BUILDING

2948 University Avenue

Built - 1912

Style - Italian influenced commercial structure, Mission Revival derivative

North Park's first high rise commercial structure was built at 30th and University in 1912 by the Carter Construction Company, creating the core of North Park's business center. North Park's first real estate firm, Stevens & Hartley, had their offices on the ground floor, along with the North Park Pharmacy; medical facilities and the office of the North Park News were on the second floor and the top floor had residential apartments.

DAVID O. DRYDEN PROPOSED HISTORIC DISTRICT

Craftsman bungalows designed & built by master craftsman Dryden are located along 28th Street and Pershing Avenue between Upas and Dwight Streets.

SPECIAL THANKS

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NORTH PARK RESOURCES

NorthParkHistory.org

Cover photo: 30th Street and University Avenue. Ford's two millionth V-8 automobile in a parade running through North Park, 1935. Photo by Charles Crable;
centerfold: Fox Egyptian Theatre, 1937.

Sources: Helen Halmay; North Park Centennial Booklet, published by the North Park Community Association; North Park History Committee Archives

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Through education, advocacy, and stewardship SOHO's mission is to preserve, promote and support preservation of the architectural, cultural and historical links and landmarks that contribute to the community identity, depth and character of our region.

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