



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: April 13, 2017 REPORT NO. HRB-17-025

HEARING DATE: April 27, 2017

SUBJECT: **ITEM #9 – Minnie Scheibe/Bathrick Brothers Construction Company Spec House #1**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Stephane and Megan Beauvais represented by Legacy 106, Inc.

LOCATION: 3244 Dumas Street, Peninsula Community, Council District 2  
APN 450-110-11-00

DESCRIPTION: Consider the designation of the Minnie Scheibe/Bathrick Brothers Construction Company Spec House #1 located at 3244 Dumas Street as a historical resource.

### STAFF RECOMMENDATION

Designate the Minnie Scheibe/Bathrick Brothers Construction Company Spec House #1 located at 3244 Dumas Street as a historical resource with a period of significance of 1930 under HRB Criteria C and D. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1930 date of construction and period of significance. Specifically, the resource features a gabled roof of Mission clay tile with moderate eave overhang and exposed rafters; asymmetrical façades and varied wall planes; hand-troweled stucco cladding; cantilevered second story massing with decorative corbels; deeply recessed focal windows and entry; and fenestration consisting primarily of multi-light wood double casement windows, some with decorative wood shutters.
2. The resource is representative of the notable work of proposed Master Builder Bathrick Brothers Construction Company and retains integrity as it relates to the original 1930 construction. Specifically, the Bathrick Brothers Building Company based out of Pasadena, California built numerous high style, quality homes in both Pasadena and San Diego for a short period before the Great Depression, and the subject resource reflects a quality of construction and signature features that are regularly seen in the company's known works.

## BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The resource is a two-story single-family residence built in 1930 in the Spanish Eclectic style on the east corner of Dumas Street and Willow Street in the Chatsworth Terrace Annex of the Peninsula Community. The property was evaluated as part of the Quieter Homes Program (QHP) Phase 1C in 2002 given a status code of 4R, "May become a contributor to a listed/eligible/appears eligible district."

The historic name of the resource, the Minnie Scheibe/Bathrick Brothers Construction Company Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of Minnie Scheibe, who constructed the house as a speculation house and the name of Bathrick Brothers Construction Company, a proposed Master Builder.

## ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB Criteria C and D, and staff concurs. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

*CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

Research into the history of the property at 3244 Dumas Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Peninsula's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

*CRITERION B - Is identified with persons or events significant in local, state or national history.*

Research into the owners and tenants of the property at 3244 Dumas Street did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

*CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.*

The resource is a two-story single-family residence with attached garage built in 1930 in the Spanish Eclectic style. The building is of standard wood frame construction on a concrete foundation and maintains an original irregular plan form sited on a gently sloping corner lot in the Chatsworth Terrace Annex. The building's low-pitched, gabled roof is sheathed in Mission clay tile, with modest eave overhang with exposed rafter tails. The building is clad in an irregular, hand-troweled stucco finish and exhibits asymmetrical façades with varied wall planes and irregular massing, indicative of

the Spanish Eclectic aesthetic. The wood plank front door is sheltered by an inset covered front porch marked by decorative carved wooden brackets at its entry. The second story mass at the primary elevation is cantilevered and supported by decorative wooden corbels matching the brackets at the entry porch. These corbels are repeated again on the southeast (side) elevation. Above the entry the front gable exhibits a round recessed attic vent, and a small wood double hung window is accented by a decorative wood boxed grille. To the left of the entry porch and around the corner is a deeply recessed arched focal window and a pair of recessed wood casement windows flanking a tapered, stucco chimney. Other ornamental features include decorative stucco window grilles, plank style shutters, and hanging wall planters at select windows. Fenestration throughout consists primarily of multi-light wood double casement windows. Along the Willow Street elevation to the northwest, a rear covered porch is screened in by mature vegetation, and the attached single level garage is marked by a small Mission clay tile overhang and upper level open patio above.

The resource has been subject to relatively few modifications that do not significantly impact character defining features or impair integrity as it relates to the 1930 date of construction and period of significance. Review of historic photos provided in the report suggests an apparent extension of the existing exterior chimney with a brick topper. Also noted in the report, a single southeast (side) elevation window at the first floor is a large horizontal fixed window which may have been an enlargement of an existing window at this location. These modifications do not significantly impact the integrity of design, materials, workmanship or feeling to the extent that the building no longer conveys its original 1930 design and period of significance. Other modifications noted in the report that are not considered to have any impact on the building's integrity are the circa 2002 in-kind wood window replacement as part of the Quieter Homes Program; the in-kind repair or replacement of the lathe turned spindles of the window grille at the primary elevation; and the in-kind replacement of the wood shutters to match those in the historic photos.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, and unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

**Significance Statement:** The house continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including a gabled roof of Mission clay tile with moderate eave overhang and exposed rafters; asymmetrical façades and varied wall planes; hand-troweled stucco cladding; cantilevered second story massing with decorative corbels; deeply recessed focal windows and entry; and fenestration consisting primarily of multi-light wood double casement windows, some with decorative wood shutters. Therefore, staff recommends designation under HRB Criterion C.

*CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*

Herbert Bathrick was born in on February 2, 1884 in Beaver Dam, Wisconsin and first began a career in real estate in Marshfield, Wisconsin in the early 1900s. By the early 1920s Herbert moved himself and family out to Pasadena, California. Herbert's brother, Eugene Bathrick was born in November of 1885 in Wisconsin, and first worked in Chicago as a clerk and tax assistant for the Chicago and Northwestern Railway. By 1910, Eugene was working as a farmer and cattle rancher in Pueblo, Oregon. Eugene finally arrived in Pasadena around 1922 where he entered the real estate business. By 1925, both Herbert and Eugene Bathrick were working in Pasadena as building contractors

Herbert and Eugene Bathrick became partners to form the Bathrick Brothers Building Company around 1928. The company remained based in Pasadena and built high styled custom homes there as well as the nearby area of Altadena. Before their most productive period was seemingly cut short by the economic downturn of the Great Depression, the Bathrick Brothers also built many homes in San Diego, primarily in Point Loma and Kensington, and evidently always in the Spanish Eclectic style. Their buildings were of high quality and regularly incorporated arched focal windows; tile and wrought iron grilles; wood balconies and cantilevered upper levels; arched porches and colonnades; and a frequent signature element appeared to be very deep round inset attic vents.

The applicant's report identifies four properties listed on the local register that are attributed to the Bathrick Brothers Construction Company or to Herbert Bathrick.

- The Daniel McConnell/Herbert Bathrick House at 4380 Hilldale Road, HRB Site #739, built in 1927
- The Edward C. Mann House at 4234 Ridgeway Drive, HRB Site #515, built in 1929
- The Walter Casey House at 4830 Hart Drive, HRB Site #668, built in 1929
- The Herbert Bathrick House at 3211 Freeman Street, HRB Site #577, built in 1929

In addition to the four houses that have already been historically designated, the report notes a number of other properties associated with the Bathrick Brothers, both in San Diego and in Pasadena, including a property at 1882 East Mountain Street in Pasadena that closely resembles the subject property.

Significance Statement: The subject resource retains integrity to its original design, and reflects the notable work of Master Builder Bathrick Brothers Construction Company, a prominent and accomplished building contractor based in Pasadena, California and responsible for a number of quality works both in Pasadena and San Diego, some of which have been historically designated. Specifically, the resource was built on speculation in conjunction with Herbert Bathrick's mother-in-law Minnie Scheibe shortly before the effects of the Great Depression took a significant toll on their business, as no homes built after 1931 can currently be attributed to them. The resource exhibits a quality of craftsmanship and design that is seen in the company's other known works. Therefore, staff recommends that the Board establish the Bathrick Brothers Construction Company as a Master Builder and designate the subject property under HRB Criterion D as representative of the notable work of the Bathrick Brothers.

*CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.*

The property at 3244 Dumas Street has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

*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 property at 3244 Dumas Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

#### OTHER CONSIDERATIONS

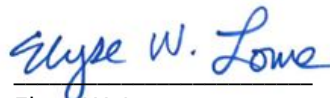
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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. 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 Minnie Scheibe/Bathrick Brothers Construction Company Spec House #1 located at 3244 Dumas Street be designated with a period of significance of 1930 under HRB Criteria C as a resource that exhibits the distinctive characteristics of the Spanish Eclectic style; and HRB Criterion D as a resource that is representative of the notable work of Master Builder Bathrick Brothers Construction Company.



Camille Pekarek  
Associate Planner



Elyse W. Lowe  
Deputy Director  
Development Services Department

CP/ks/el

#### Attachments:

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 4/27/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/27/2017, to consider the historical designation of the **Minnie Scheibe/Bathrick Brothers Construction Company Spec House #1** (owned by Stephane N. and Megan A. Beauvais, 3244 Dumas Street, San Diego, CA 92106) located at **3244 Dumas Street, San Diego, CA 92106**, APN: **450-110-11-00**, further described as BLK C LOT 12 NWLY 1/2 LOT 11 & ALL 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 Minnie Scheibe/Bathrick Brothers Construction Company Spec House #1 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1930 date of construction and period of significance. Specifically, the resource features a gabled roof of Mission clay tile with moderate eave overhang and exposed rafters; asymmetrical façades and varied wall planes; hand-troweled stucco cladding; cantilevered second story massing with decorative corbels; deeply recessed focal windows and entry; and fenestration consisting primarily of multi-light wood double casement windows, some with decorative wood shutters. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a resource that is representative of the notable work of Master Builder Bathrick Brothers Construction Company and retains integrity as it relates to the original 1930 construction. Specifically, the Bathrick Brothers Building Company based out of Pasadena, California built numerous high style, quality homes in both Pasadena and San Diego for a short period before the Great Depression, and the subject resource reflects a quality of construction and signature features that are regularly seen in the company's known works. 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 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: \_\_\_\_\_  
DAVID MCCULLOUGH, Chair  
Historical Resources Board

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
CORRINE NEUFFER,  
Deputy City Attorney