



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: October 10, 2013 REPORT NO. HRB-13-048

ATTENTION: Historical Resources Board  
Agenda of October 24, 2013

SUBJECT: **ITEM #7 – Charles Rutherford Spec House**

APPLICANT: Patricia and Corey Cheney III represented by Legacy 106, Inc

LOCATION: 3030 Dumas Street, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Charles Rutherford Spec House located at 3030 Dumas Street as a historical resource.

STAFF RECOMMENDATION

Designate the Charles Rutherford Spec House located at 3030 Dumas Street as a historical resource with a period of significance of 1930 under HRB Criterion C. This recommendation is based on the following findings:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic style architecture and retains a good level of architectural integrity from its 1930 period of significance. Specifically, the resource exhibits a varied Mission clay tile roof set in front of a flat roof with parapet; moderate eave overhang with exposed rafter tails; smooth stucco exterior finish; a distinct parabolic arched entry to an inset porch; a brick-capped stucco chimney; and decorative grillework.

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 one story Spanish Eclectic style single family residence built in 1930 on the north side of Dumas Street, just west of Rosecrans Street, in the Manasse and Schiller's Subdivision of the Peninsula Community.

The historic name of the resource, the Charles Rutherford Spec House, has been identified consistent with the Board's adopted naming policy and reflects the name of Charles Rutherford, who constructed the house as a speculation house.

## ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc., which concludes that the resource is significant under HRB Criteria B, C and D. Staff concurs that the site is a significant historical resource under HRB Criterion C, but not HRB Criteria B and D. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

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

Thomas Kirkpatrick was born in 1888 in the small city of Cozad, on the Great Plains of central Nebraska, where he and his family lived for a short period before moving to Colorado Springs, Colorado. After attending Colorado Springs High School and Colorado College, Kirkpatrick eventually settled in Chicago to become ordained at the McCormick Theological Seminary in 1918. Kirkpatrick was soon drafted for World War I, and joined the U.S. Navy where he began a life-long career serving his brethren as Chaplain during and between periods of regional and worldwide turmoil.

As expected, Kirkpatrick dutifully served anywhere he was needed as a Navy Chaplain – in France during World War I; Asia during the Chinese Revolution; and on numerous battleships, carriers and bases operated by the Navy all over the world. In this capacity, besides performing Sunday worship and officiating over other church services, Kirkpatrick provided moral, spiritual and emotional guidance to countless service members performing their duties invariably far away from their homes and families. He tended to the welfare and morale of these young sailors and imparted a means of stability and composure for them – all while being a world away from his own family.

Kirkpatrick's assignments eventually led him to San Diego in 1927 when he reported for duty as base chaplain to the incipient Naval Training Center (NTC). He and his family lived nearby at 3045 James Street for a short period until 1928 when he was shipped off to Long Beach, California, New York, and then Samoa before finally being sent back to San Diego. Kirkpatrick's final and longest assignment in San Diego landed him as base chaplain at the Marine Corps Barracks, presently known as the Marine Corps Recruit Depot (MCRD). He and the family arrived in April of 1937 and soon moved in at the subject resource. Kirkpatrick's son, Thomas Kirkpatrick Jr., recounts in his book *The Love that Endures: Remembering my Mother and my Father, U.S.S. Arizona's Chaplain at Pearl Harbor*, that this time in San Diego was a long-awaited "period when life was easy and congenial for them." Kirkpatrick and his family lived at the subject resource for about three years.

It was in August of 1940 that Kirkpatrick received his orders to report for duty aboard the USS *Arizona* at Pearl Harbor. He spent just over a year with the battleship, faithfully serving his fellow sailors. After an overhaul at dry dock back stateside in Puget Sound, the *Arizona* returned to Pearl Harbor to rejoin her sister ships of Battleship Division One. In July of 1941, Kirkpatrick was promoted to the rank of Captain and was scheduled for retirement that same month - he decided to remain on duty. At 7:55 AM on the morning of December 7<sup>th</sup>, Capt. Kirkpatrick was on the deck preparing for morning church services when the ship's air raid alarm sounded. Just a

few minutes later, Kirkpatrick was at his battle station when the *Arizona* received her catastrophic death blow to the forward magazine, instantly killing almost 1,200 men, including Kirkpatrick. He was the first chaplain killed in WWII. Kirkpatrick became nationally recognized for his service and was honored as the namesake of many naval streets and buildings. The US Navy further honored Kirkpatrick in 1943 with the launching of the newly built USS *Kirkpatrick*, a destroyer escort ship.

As a prominent and long time hub of military and defense activity, San Diego is no stranger to the lifestyles of military service members and their families, requiring frequent uprooting and moves to places all over the world. Naval Chaplain Capt. Thomas Kirkpatrick was no exception – his duty and calling led him to many places around the world and away from the comforts of home and family. Kirkpatrick lived in two other San Diego locations: 3045 James Street (HRB Site #964 designated under Criterion C) for two years while stationed at NTC, and a Mission Beach cottage (location unknown) for a brief time after the lease expired at 3030 Dumas Street and before shipping out to the USS *Arizona*. The applicant's report suggests that of these, the subject property might be considered the best San Diego resource associated with Kirkpatrick since his family rented the home for about three years – a relatively long time for them.

The applicant's report asserts that Kirkpatrick's significance is derived from his service and ultimate sacrifice aboard the USS *Arizona* at the bombing of Pearl Harbor. Kirkpatrick's service to his country was indeed honorable and of considerable import to US military history. His service has been recognized by the US Navy and is memorialized at the present site of the USS *Arizona* (now a National Historic Landmark and a resource of considerable associative integrity). Kirkpatrick's significance, however, in the context of historical designation of the subject resource, should be derived from his acts in life rather than his untimely death – a death that was one among thousands that day. That he was killed on board the *Arizona* and the first chaplain to be killed in WWII was mere happenstance, does not constitute a great achievement of a significant individual, and does not secure the requisite historical significance for designation under HRB Criterion B. Furthermore, if this were adequate historical significance, the Kirkpatrick family was not living at the subject property at the time of his death. The applicant has not adequately demonstrated a historical association between the significance of Capt. Kirkpatrick's life and achievements and the subject property. Therefore, staff does not recommend designation of the subject property 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 subject resource is a one story Spanish Eclectic style single family residence constructed in 1930. The house is built of standard wood frame construction on a concrete foundation and features an asymmetrical south facing façade with a varied Mission clay tile roof set in front of a flat roof with parapet. The building's plan form is rectangular and retains its original footprint. The primary elevation is marked by gabled and hipped roof elements flanking the shed roofed inset entry with salient parabolic archway. These roof forms exhibit moderate eave overhang and exposed rafter tails. The building is clad in a smooth stucco finish. Above the entry arch is a pair of decorative grilles. The front gabled portion of the façade is a large single pane fixed window with decorative wrought iron grille. To the right of the entry is a prominent bay window. A brick-capped stucco chimney is visible at the west (side) elevation.

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, an 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.

Modifications that are detrimental to the property's integrity are largely a result of the home's participation in San Diego's Quieter Home Program. In 2002, windows on the property were replaced with vinyl units as part of the sound attenuation program. It appears that window openings on the east (side) elevation were also modified as part of this program, consistent with the Programmatic Agreement at the time. Quieter Home Program standards set in the 2011 Programmatic Agreement now require that windows be replaced with a "like-for-like" approach. Windows shall be replaced in kind with regard to material, operation and location. The 2002 vinyl units that were installed have remained with the exception of those installed at the front elevation. As part of the extensive restoration of the original front porch configuration (detailed in the report), the inset porch window was replaced in kind, and the front door was returned to the original location on the left side of the porch. Also at this time, the casement windows of the kitchen bay window were replaced in kind to match historic photos. This front porch and front elevation window restoration has significantly improved the resource's integrity as it relates to the 1930 date of construction and period of significance.

The house continues to convey the historic significance of Spanish Eclectic architecture by embodying the historic characteristics associated with the style, including the varied Mission clay tile roof set in front of a flat roof with parapet; moderate eave overhang with exposed rafter tails; smooth stucco exterior finish; distinct parabolic arched entry to an inset porch; brick-capped stucco chimney; and decorative grillework. Therefore, staff recommends designation of the subject property under HRB Criterion C with a period of significance of 1930. In addition, the applicant notes in the historic report that the detached two car garage at the rear of the property is excluded from the nomination but does not substantiate this by noting any extensive modification that has occurred to it. The garage is clad in a matching stucco finish, exhibits a flat roof with parapet and seems to maintain an original footprint. It appears to staff that this garage has retained its historic integrity aside from receiving a contemporary replacement door (a common modification). Therefore, staff does not recommend excluding the garage from designation.

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

The applicant has proposed the establishment of the Quality Building & Securities Company as a Master Builder. The Quality Building & Securities Company was formed in 1925 by a number of prominent businessmen and building professionals. Together, they pooled their skills and

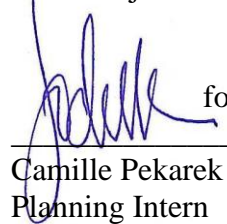
resources to create a high standard for residential construction for homeowners in San Diego. The HRB Criteria Guidelines dictate that a Master must be of “generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality.” The historic report provides great detail about the individual members of the Quality Building & Securities Company but relatively little information on the company’s body of work and their recognition in the industry. Furthermore, the report does not discuss how the subject resource fits into the builder’s body of work or how it is a notable example of that work, expressing a particular developmental phase of the builder’s career. Therefore, staff cannot recommend the establishment of the Quality Building & Securities Company as a Master Builder, or the designation of the subject resource under HRB Criterion D.


OTHER CONSIDERATIONS

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 Charles Rutherford Spec House located at 3030 Dumas Street be designated under HRB Criterion C with a period of significance of 1930 as a resource that embodies the distinctive characteristics of the Spanish Eclectic style of architecture. 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.

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Camille Pekarek  
Planning Intern

  
\_\_\_\_\_  
Cathy Winterrowd  
Interim Deputy Director/HRB Liaison

CP/cw

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 10/24/2013

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/24/2013, to consider the historical designation of the **Charles Rutherford Spec House** (owned by Patricia and Corey Cheney III, 3030 Dumas Street, San Diego, CA 92106) located at **3030 Dumas Street, San Diego, CA 92106**, APN: **450-324-08-00**, further described as BLK 255 LOT 3 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 Charles Rutherford Spec House 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 Spanish Eclectic style architecture and retains a good level of architectural integrity from its 1930 period of significance. Specifically, the resource exhibits a varied Mission clay tile roof set in front of a flat roof with parapet; moderate eave overhang with exposed rafter tails; smooth stucco exterior finish; a distinct parabolic arched entry to an inset porch; a brick-capped stucco chimney; and decorative grillework. 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: \_\_\_\_\_  
JOHN LEMMO, Chair  
Historical Resources Board

APPROVED AS TO FORM AND  
LEGALITY: JAN I. GOLDSMITH,  
CITY ATTORNEY

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