



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: October 14, 2021 REPORT NO. HRB-21-055

HEARING DATE: October 28, 2021

SUBJECT: **ITEM #02 – Carl and Matilda Hays Speculation House #2**

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

APPLICANT: Michael E. & Lisa E. Hinkley; represented by Landmark Historic Preservation

LOCATION: 4849 Canterbury Drive, Kensington-Talmadge Community, Council District 9
APN 440-372-12-00

DESCRIPTION: Consider the designation of the Carl and Matilda Hays Speculation House #2 located at 4849 Canterbury Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Carl and Matilda Hays Speculation House #2 located at 4849 Canterbury Drive as a historical resource with a period of significance of 1928 under HRB Criterion C and D. The designation includes the original California art tile fireplace and hearth. The designation excludes the 728 square-foot rear addition. 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 1928 period of significance. Specifically, the resource features an asymmetrical facade clad in smooth stucco; low-pitched roof with little eave overhang covered by red clay tiles; combination roof form consisting of shed, gable, and flat; inset covered front entry porch; square wood-frame focal window on the gable; decorative rectangular clay tile vents; and double-hung wood windows.
2. The resource is representative of a notable work of Master Builder Carl B. Hays and retains integrity as it relates to the original design. Specifically, the resource was built by Hays during his early career and conveys his skill in the Spanish Eclectic style as evidenced by the varied roof form, asymmetrical façade, and the use of his signature floor plan.

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 property is a one-story single-family

residence with a detached double garage located in the Kensington Manor neighborhood of Kensington-Talmadge community of San Diego.

The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the Carl and Matilda Hays Speculation House #2, has been identified consistent with the Board's adopted naming policy and reflects the names of Carl and Matilda Hays who constructed the house as a speculation house in 1928.

ANALYSIS

A Historical Resource Research Report was prepared by Landmark Historic Preservation 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 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 property is a one-story Spanish Eclectic style residence which features an asymmetrical façade; combined gabled, shed, and flat roof forms; wood windows; decorative square tile vents; and a smooth stucco exterior. The subject resource also retains its original California art tile fireplace. Located on the southeast wall of the residence's living room, the fireplace and hearth feature three scenic relief tiles made by Claycraft Potteries. This interior element retains architectural significance as it relates to Criterion C and is included in the designation.

The primary elevation faces southwest onto Canterbury Drive and features a combination shed and front-gabled roof that gives the appearance of a cross-gabled roof. Under the front-facing gable on the right side is a large rectangular wood-framed fixed focal window. A shed roof covers the remainder of the façade. On either side of a small stucco wall, concrete stairs lead to an inset entry porch. The porch is topped by a wood lintel and contains the residence's primary entrance and a pair of double-hung wood windows. To the left of the porch is one double-hung wood window. Located to the northwest of the main residence and visible from the front façade, the stucco-clad double garage has a modern door but retains its original flat roof with parapet and the wood detail surrounding the original opening. The garage is accessed by a concrete driveway and included in the designation.

The northwest (left side) façade reveals the residence's unique roof form. This elevation does not have a side gable as suggested by the front façade's appearance. Instead, a shed roof terminates over a decorative vent and continues into a flat roof toward the rear. This clever trick resulted in a stylized aesthetic that remained cost-effective for the builder. The property's secondary entrance is located behind a corner and faces northeast toward the rear of the property. Fenestration on this elevation includes three single double-hung wood windows and two pairs of double-hung wood windows. The property's 2002 rear addition, which is excluded from the designation, is partially visible on this elevation. The rear addition is clad in a textured stucco and is fenestrated with sliding and double-hung vinyl windows.

The southeast (right side) façade also features the mixed roof form as seen on the left side. Beginning with the clay tile shed roof, the residence's large stucco-covered chimney breaks up the roof line as it transitions to a flat roof with a parapet to the rear of the house. The wall under the shed roof is fenestrated with one double-hung wood window. Behind the chimney, fenestration consists of one double-hung wood window and a pair of two double-hung wood windows. The 2002 rear addition is partially visible on this elevation. As seen on the northwest façade, the addition is clad in textured stucco and is fenestrated with two sliding vinyl windows.

The northeast (rear) façade is out of public view and consists of the 2002 rear addition, which is excluded from the designation. As noted previously, the addition is clad in a textured stucco which is differentiated from the smooth stucco on the historic portion of the residence. Fenestration on the addition consists of double-hung and sliding vinyl windows. The property's addition is in an appropriate location which does not impact any of the property's character defining features and thus does not significantly impact the property's historic integrity.

The property underwent a restoration project in 2019. This project included restoring the original stucco texture, the restoration of a double-hung wood window on the northwest elevation, and the restoration of the irregular roof tiles. This restoration project was done following a consultation with staff and appears to have been done in a manner generally consistent with the Secretary of the Interior's Standards. Other modifications to the property include the 2002 rear addition, which is excluded from the designation, the modern garage door, and canvas window awnings with steel stanchions. Overall, the modifications noted do not significantly impair integrity of design, materials, workmanship, or feeling as it relates to HRB Criterion C.

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 an asymmetrical facade clad in smooth stucco; low-pitched roof with little eave overhang covered by red clay tiles; combination roof form consisting of shed, gable, and flat; inset covered front entry porch; square wood-frame focal window on the gable; decorative rectangular clay tile vents; and double-hung wood windows. Therefore, staff recommends designation of the subject property 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.

The subject resource was constructed by Master Builder Carl Hays in 1928 in the Spanish Eclectic style. Built four years into his career, the subject residence is an example of Hays' work in the Spanish Eclectic style and conveys his skill as a building through its varied roof form, asymmetrical façade, and the use of his signature floor plan.

Carl B. Hays was born in Ohio in 1884. He moved to San Diego in the early 1920s. In the 1923 San Diego City Directory, he is listed as a partner in the real estate firm Hays, Howard & McCoy, along with C. E. Howard and E. L. McCoy. Hays and McCoy remained partners until 1924. This was likely the period when Hays and McCoy perfected their signature floor plan that they used in Kensington, Talmadge, North Park, and many other communities. The 1928 San Diego City Directory listed Hays and his wife as owning a real estate company. In 1936, he partnered with Richard M. Jackson to start the firm Hays & Jackson. Their partnership lasted until Hays' retirement in 1942.

Several advertisements in the San Diego Union during Hays' career characterized him as one of the influential builders in Kensington Heights. He was included in a 1937 photograph of industry leaders such as A.L. & A.E. Dennstedt, Henry F. Landt, R.S. Brock, John Lovett, Raymond Perrigo, Lawrence Michael, Van Brady, and George Forbes, developer of Kensington.

At least four of Hays' works have been designated as historical resources by the City of San Diego Historical Resources Board. They include the Enrique and Esperanza Aldrete/Carl B. Hays House (HRB #1222), which established him as a Master Builder by the HRB in 2016, the J.W. Harlan and Carl and Matilda Hays Spec House #1 (HRB #967), Carl B. and Matilda G. Hays Spec House No. 1 (HRB #1002), and the Carl and Matilda Hays/Elmer and Susie McCoy Spec House #1 (HRB #1172).

Significance Statement: The subject resource retains good integrity and continues to reflect Carl Hays' original design, intent and aesthetic. The house is notable as an example of Carl Hays' building work in the Spanish Eclectic style during the early period of his career. Therefore, staff recommends designation under HRB Criterion D as a notable work of Master Builder Carl Hays.

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 Carl and Matilda Hays Speculation House #2 located at 4849 Canterbury Drive be designated with a period of

significance of 1928 under HRB Criteria C and D as a good example of the Spanish Eclectic style and as a notable work by Master Builder Carl B. Hays. The designation includes the interior fireplace and hearth. The designation excludes the 728 square-foot rear addition.



Lea Kolesky
Junior Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

lk/ss

Attachment(s):

1. Draft Resolution
2. Interior fireplace proposed for designation
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 10/28/2021

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/28/2021, to consider the historical designation of the Carl and Matilda Hays Speculation House #2 (owned by Michael E. & Lisa E. Hinkley, 4849 Canterbury Drive, San Diego, CA 92116) located at **4849 Canterbury Drive, San Diego, CA 92116**, APN: **440-372-12-00**, further described as BLK 5 LOT 12 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 Carl and Matilda Hays Speculation House #2 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 1928 period of significance. Specifically, the resource features an asymmetrical facade clad in smooth stucco; low-pitched roof with little eave overhang covered by red clay tiles; combination roof form consisting of shed, gable, and flat; inset covered front entry porch; square wood-frame focal window on the gable; decorative rectangular clay tile vents; and double-hung wood windows. 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 notable work of Master Builder Carl B. Hays and retains integrity as it relates to the original design. Specifically, the resource was built by Hays during his early career and conveys his skill in the Spanish Eclectic style as evidenced by the varied roof form, asymmetrical façade, and the use of his signature floor plan. 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 designation shall include the interior fireplace.

BE IT FURTHER RESOLVED, the designation shall exclude the 728 square-foot rear addition.

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:

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO

HISTORICAL RESOURCES BOARD
ATTN: HRB SECRETARY
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

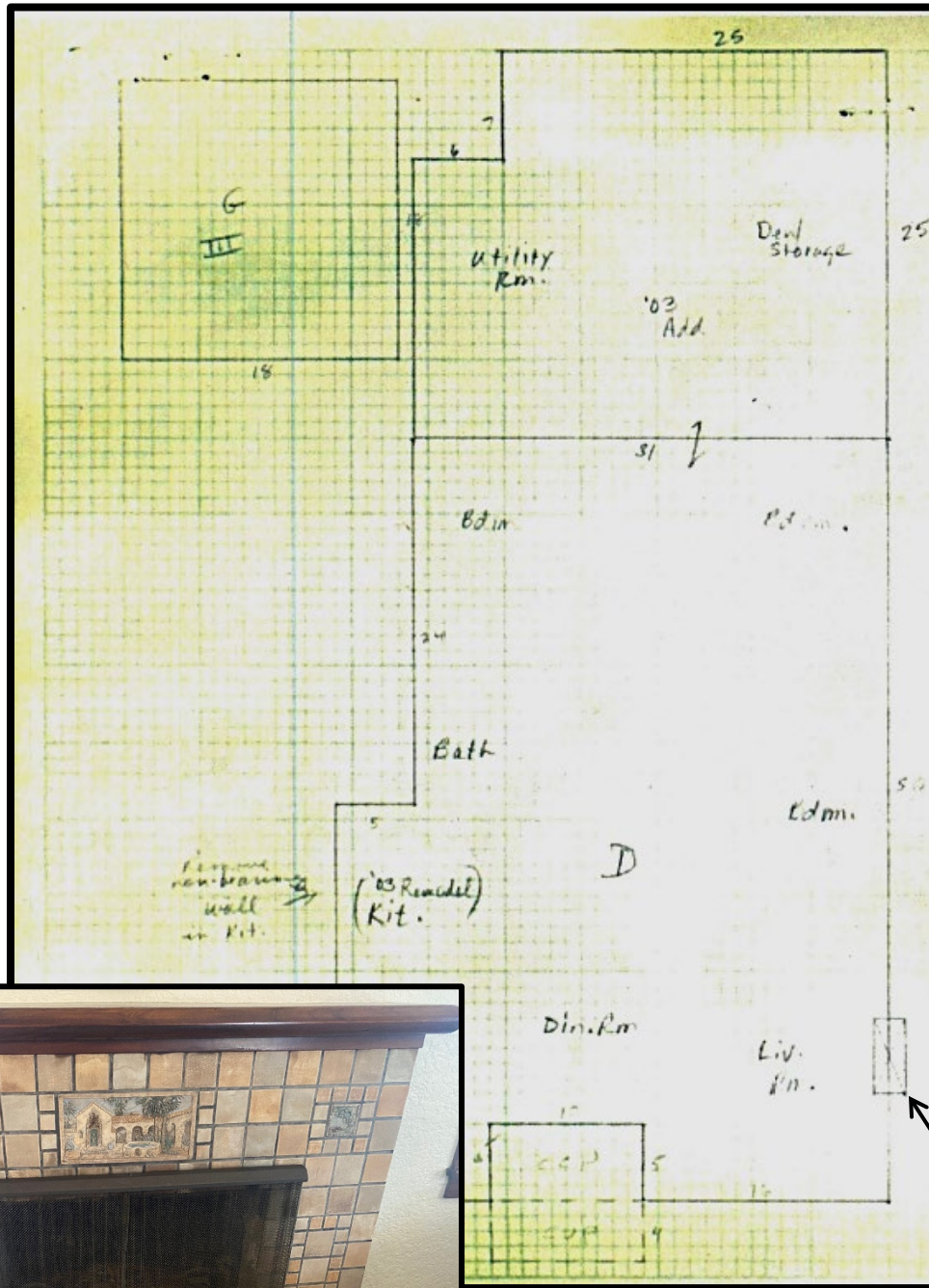
4849 Canterbury Drive, San Diego, CA 92116

ASSESSOR PARCEL NUMBER **440-372-12-00**

HISTORICAL RESOURCES BOARD NUMBER **0**

Site Plan with Footprint

Fireplace Included in Proposed Designation



Location of fireplace included in designation