



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: May 20, 2016 REPORT NO. HRB-16-033

ATTENTION: Historical Resources Board  
Agenda of May 26, 2016

SUBJECT: **ITEM #11 – Enrique and Esperanza Aldrete/Carl B. Hays House**

APPLICANT: Harmon DD Family 2013 Trust represented by Legacy 106, Inc.

LOCATION: 5232 Marlborough Drive, 92116, Kensington-Talmadge Community, Council District 9

DESCRIPTION: Consider the designation of the Enrique and Esperanza Aldrete/Carl B. Hays House located at 5232 Marlborough Drive as a historical resource.

### STAFF RECOMMENDATION

Designate the Enrique and Esperanza Aldrete/Carl B. Hays House located at 5232 Marlborough Drive as a historical resource with a period of significance of 1929 under HRB Criteria C and D. The designation includes the fireplace surround and hearth at the interior. The designation excludes the rear shed and the one story gable roof structure to the north of the main house. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Eclectic style and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource retains its stucco exterior, clay tile roof with exposed rafter ends, arched openings, asymmetrical façade, wood single and multi-light frame and sash windows, and decorative wrought iron work.
2. The resource is representative example of Carl B. Hays'p notable work. The property conveys his mastery of the Spanish Eclectic style through its varied roof form, asymmetrical façade, exterior decorative arches, and decorative iron work.

### BACKGROUND

The building is located on APN 440-444-08-00. 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 Enrique and Esperanza Aldrete/Carl B. Hays House has been identified consistent with the Board's adopted naming policy and reflects the name of people who

constructed the house as their personal residence and the name of Carl B. Hays a proposed Master Builder.

## ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106 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.*

Constructed in 1929 in the Spanish Eclectic style, the house features an asymmetrical façade with a one story portion protruding out the front of the house transitioning to a two story portion for the main body of the house. The exterior of the house is sheathed with barrel clay tile with exposed rafter ends and stucco. The windows on the house are fixed and multi-light wood casements. The first floor of the front façade features a repeating arch, first with the fixed living room window, the two arches for the front porch, and then for the arch at the porte cochere. The arches continue to the south side of the porte cochere. The second floor, directly above the front porch, features a single window and a corner balcony. The balcony features a simple bowed out metal railing, wood posts and corbelled beams. Stepped back from this façade is the remainder of the second floor which features evenly spaced windows on each façade. The north façade faces the large side yard. The side yard is accessed via a covered porch and a single set of French doors. The rear of the house is "U" shaped and provides for a number of sporadic windows throughout the space. The rear yard is accessed via a single multi-light door that is covered from the curved cantilever of the second floor. Just to the right of the access door is a small shed roof over a bay window. The south side of the house has a porte cochere, as noted previously. The porte cochere has a clay tile shed roof. The rear portion of the south side features the curved cantilevered second floor similar to the rear façade. The driveway accesses the detached three car garage. The garage is a simple one story gable roofed structure sheathed with clay tiles and exposed rafter tails. The exterior walls are stucco that matches the main house. The garage has three separate bays that have, what appear to be, wood and glass tilt up doors. To the right of the garage bays is a room accessed by a single door.

The property owner has also proposed to include the fireplace surround and hearth. The tile surround is detailed with Calco Mayan art tiles in very good condition. The California Clay Product (Calco) tiles were made to fit together as a puzzle. Calco was in business from 1923-1932 and was based in Vernon and South Gate, California.

Modifications to the property include the additions of a small wood sided shed at the rear of the property and a one story gable roof structure on the north side. Modifications to the house include the extension of the chimney with brick, the restuccoing of the exterior of the house with a texture consistent with the original finish, replacement of the original roof tiles, replacement of the non-historic windows with wood casement windows to match the extant windows and the historic photos, the addition of a bay window and a door at the rear façade and the replacement of a sliding door with a French door on the north façade. While the list of modifications appear to be significant, the intent to restore the house is evident and the result is house that matches the historic photos.

The new structures on the property, the chimney extension, door and window additions do not detract from the historic significance of the property

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.

Significance Statement: The house continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; and retains a good level of architectural integrity from its period of significance. Specifically, the resource retains its stucco exterior, clay tile roof with exposed rafter ends, arched openings, asymmetrical façade, wood single and multi-light frame and sash windows, and decorative wrought iron work. 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.*

Carl B. Hays was born on October 8, 1884 in Ohio and moved to San Diego around 1922. In 1923, Hays is listed as a partner in the firm of Hays, Howard & McCoy, a firm of real estate investment dealers and builders. By 1924, this partnership had been dissolved. Hays continued to develop partnerships with several individuals throughout his career. Hays' most productive time was in the late 1920s and into the 1930s. His designs range from small and modest Spanish Eclectic homes to large examples. He worked primarily in the Spanish Eclectic style. He appeared to favor cross gabled facades with clay tiles overlapping the varge boards, and extending wooden gable purlins. Hays designed homes from 1924 until his retirement in 1942. Hays passed away on June 28, 1965.

There are currently four properties listed on the local register that are attributed to Carl B. Hays.

- The Thomas J. and Rosa Lee Gester House at 5183 Bristol Road, HRB Site #966
- The J.W. Harlan and Carl and Matilida Hay Spec House #1 at 4165 Rochester Road, HRB Site #967
- Carl B. and Matilda G. Hays Spec House N0. 1, 4909 Kensington Drive, HRB Site #1002
- The Carl and Matilda Hays/Elmer and Susie McCoy Spec House #1

In addition to the four houses that have already been listed, the consultant notes a number of other properties associated with him throughout Kensington.

Significance Statement: Given his extensive work in Kensington building quality Spanish style houses, staff recommends that Carl B. Hays is given the status of Master Builder. Additionally, 5332 Marlborough Drive is representative example of his notable work. The property conveys his

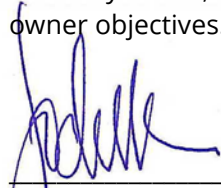
mastery of the Spanish Eclectic style through its varied roof form, asymmetrical façade, exterior decorative arches, and decorative iron work.

#### 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 Enrique and Esperanza Aldrete/Carl B. Hays House located at 5232 Marlborough Drive be designated with a period of significance of 1929 under HRB Criteria C and D as a good example of a Spanish Eclectic style and as a notable work by proposed Master Builder Carl B. Hays. The designation includes the fireplace surround and hearth at the interior. The designation excludes the rear shed and the one story gable roof structure to the north of the main house. 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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Jodie Brown, AICP  
Senior Planner



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Kelley Stanco  
Senior Planner/HRB Liaison

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Attachment(s):

1. Draft Resolution
2. Photos of interior elements to be Included in the designation
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A

ADOPTED ON 5/26/2016

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/26/2016, to consider the historical designation of the **Enrique and Esperanza Aldrete/Carl B. Hays House** (owned by Harmon DD Family 2013 Trust 05-28-13, 5232 Marlborough Drive, San Diego, CA 92116) located at **5232 Marlborough Drive, San Diego, CA 92116**, APN: **440-044-08-00**, further described as LOT 323 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 Enrique and Esperanza Aldrete/Carl B. Hays House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of a Spanish Eclectic style house and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource retains its stucco exterior, clay tile roof with exposed rafter ends, arched openings, asymmetrical façade, wood single and multi-light frame and sash windows, and decorative wrought iron work. 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 is representative example of Carl B. Hays' notable work. The property conveys his mastery of the Spanish Eclectic style through its varied roof form, asymmetrical façade, exterior decorative arches, and decorative iron work.

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 fireplace surround and hearth at the interior.

BE IT FURTHER RESOLVED, the designation shall exclude the rear shed and the one story gable roof structure to the north of the main house.

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: JAN I. GOLDSMITH,  
CITY ATTORNEY

BY: \_\_\_\_\_

CORRINE NEUFFER,  
Deputy City Attorney

### A.5 Site Plan with Footprint

Taken from the Residential Building Record.

