

Page 2 of 9 Resource Name: The Henry Clyde Walters Spec. House #1 Continuation
Recorded by: Jennifer Macdonald, Paul and Sarai Johnson **Date:** May 10, 2017 *DPR 523L (1/95)*

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.*

Significance: The Henry Clyde Walters Spec. House #1 is not yet identified as a special element of the City's, community's or neighborhood's development.

Context: Carmel Heights Extension subdivision map # 1897 was filed on March 22, 1926. The contoured streets were sited just west of the City of San Diego boundary line, north of Eastern Addition and Laurel Heights, east of Carmel Heights, and south of Altadena subdivision. The streets wrap around the southern and eastern boundary of San Diego Unified School District property, currently used for McKinley Elementary School. The approximately 130 lots of the Carmel Heights Extension subdivision are at least 50' by 100' with a minimum of 50' street frontage. Lots originally sold for about \$900 - \$1200. Although the area was serviced by the streetcar, advertisements gave automobile driving directions, denoting this was an automobile suburb. O.W. Cotton, successor to the Pacific Building Company was responsible for the subdivision development. Concrete sewer mains, manholes, connections, fittings were installed in July of 1926. Street paving was contracted, by the sale of lots, to be complete within ten years and was completed early. A 1927 newspaper article touts that O. W. Cotton created 35 subdivisions in 20 years.

The northernmost, privately owned portion of Juniper Canyon runs behind the houses on Gregory Street and Teresita Street, creating a beautiful canyon landscape, waterway and wildlife corridor. Gregory Street, originally named Cooper Street, runs diagonally from northwest to southeast, along the east mesa above Juniper Canyon. Most of the homes were built during a finite period of time, between 1926 to 1940, and they were mostly designed in the Spanish Eclectic architectural style. The mature canyon landscape is lush with Washingtonian palms, queen palms, eucalyptus, pepper trees, pine trees, shrubs, cactus, vines and native plants.

CRITERION B: *Identified with persons or events significant in local, state or national history.*

Significance: The Henry Clyde Walters Spec. House #1 is associated with persons not yet recognized as historically significant in the City of San Diego.

Context: Owned by **Henry Clyde Walters**, the house at 2726 Gregory Street was built by his kin Joseph Henry Walters in 1929. The house was sold to the first owner/occupants, **Jesse and Daffa Grant**, in 1930. The Grant family lived in the house until Jesse's death in 1949, when Daffa Grant sold the house to **Ellen F. Hawks** as her sole and separate property. Ellen Hawks lived in the house for 52 years. After Ellen died, the estate transferred the property to **Paul and**

Page 3 of 9 Resource Name: The Henry Clyde Walters Spec. House #1 Continuation
Recorded by: Jennifer Macdonald, Paul and Sarai Johnson **Date:** May 10, 2017 *DPR 523L (1/95)*

Dolores Neuenswander in 2001. The "Neuenswander Trust" sold the property to the "Harris 2000 Trust" in 2002. **Megan Bajon and Christopher Harris** of the Harris Trust sold to **Daniel and Jana Holsenback** the same year they bought the house. The Holsenbacks sold the property to the current owners **Michael and Rebecca (Shults) Roberts** in 2005. The Roberts family have lived in the home since 2005.

Jesse Russell Grant was born on June 24, 1892 in Decatur, Illinois. **Daffa Elizabeth Morrill Keaton** was born on May 15, 1891 in Stacyville, Maine. Their son **Charles Morrill Grant** was born on July 14, 1915 in California. In 1918, Jesse was a locomotive engineer for the Yosemite Valley Railroad Co., living in El Portal, California with is wife and child. The family moved to San Diego circa 1920. The 1930 Census shows the Grant family living at 2726 Cooper (Gregory) Street in San Diego. Jesse is listed as working as a conductor for the railroad. Jesse and Daffa married on January 17, 1931 in Yuma, Arizona. Their address was listed as 2726 Gregory Street. They had been living as husband and wife for many years so perhaps this was a second marriage for the same couple or a formality. Daffa was involved with the County Registrar of Voters and volunteered at the poling place every election. She participated in civic and social fund raising bridge parties.

Charles M. Grant graduated from Hoover High School in 1933 and attended San Diego State College. In 1940 he graduated with a Master of Arts degree in Architecture from University of California, Berkeley. In 1941 he married Lael Alberta Young, who had also attended the University of California, Berkeley and was affiliated with the Upsilon chapter of Zeta Tau Alpha. Charles and Lael settled in San Diego where Charles worked as a draftsman in an architectural firm. By 1941 Charles had joined the military, and in 1942 graduated from the Coast Artillery Officer Candidate school in Camp Davis, North Carolina. He was commissioned as a second lieutenant. Lael moved home to Oakland while Charles attended aircraft artillery school at Camp Davis, North Carolina. Promoted to captain at the Officer Candidate school, Charles was an instructor in searchlight technique and served in the South Pacific. He died on July 23, 1984 in Orange, California.

In 1942, Jesse Russell Grant registered for World War 2 and listed his employer as the San Diego and Arizona Rail Road. Also in 1942, Jesse was the conductor on a locomotive that was derailed by an automobile (truck) collision. The truck driver was killed but the crew and passengers on the train escaped serious injuries. Several years later, Jesse Russell Grant died of a heart ailment at age 57, on October 16, 1949, in Calexico, Imperial County, California. He was a senior conductor of the San Diego & Arizona Eastern Railway Co. and was a member of the Order of Railroad Conductors. He was a member of the Masonic Blue Lodge, Yosemite Lodge No 99, F. & A. M. and San Diego Consistory. Daffa M. Grant died on January 13, 1953 in Los Angeles, California.

Page 4 of 9 Resource Name: The Henry Clyde Walters Spec. House #1 Continuation
Recorded by: Jennifer Macdonald, Paul and Sarai Johnson **Date:** May 10, 2017 *DPR 523L (1/95)*

Curtis Alexander Hawks was born on October 18, 1910 in Commerce, Georgia. His World War 2 draft card lists his occupation as working at the Orlando Morning Sentinel in Florida. Curtis served in the U.S. Navy from 1942 to 1945. While living at 2726 Gregory, he worked as a salesman and only lived in the house for about four years before moving to a separate residence. He died on October 4, 1990 in San Diego, California.

Ellen Frances Hawks purchased the house at 2726 Gregory Street in 1949 as her sole and separate property. Ellen was born on August 28, 1908. Curtis had two prior marriages and Ellen kept her property separate. Ellen Frances Hawks worked as a secretary at Convair Astronautics, and later General Dynamics, she retired circa 1973. She lived in the house for 52 years, until her death on November 5, 2001.

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

Significance: The Henry Clyde Walters Spec. House #1 embodies distinctive characteristics of the Spanish Eclectic style of residential architecture that was popular between 1915 and 1940. Built in 1929, the house has excellent integrity and several character defining features of the style: single-story structure with an overall asymmetrical arrangement, simple wood frame windows, low-pitched (max. slope approx. 4/12) gabled red clay Mission tile roof with clipped eaves, flat asphalt roof concealed behind low, flat parapet walls, minimally detailed light colored stucco walls with clay pipe vents and a courtyard patio.

Context: The Spanish Eclectic architectural style is a celebration and adaptation of the rich Spanish heritage of the region. The Spanish Colonial architectural style was common from approximately 1600 to 1849 and occurred most notably in California, Arizona, Texas and Florida. The residential use of this architecture is not elaborate and in it's earliest form, it was about survival. This was the architecture of the first European settlement on the West Coast of North America, an outpost in a very foreign land. Common characteristics of Spanish Colonial architecture are: simple gable roofs of wood shakes or clay tile, thick walls of adobe, small and minimal windows and doors, made from natural materials that could be found locally. The San Diego Mission and Presidio were the earliest forms of Spanish Colonial architecture in the region.

The Spanish Eclectic style, a descendent of the Spanish Colonial style, has a recognized period of construction from about 1915 to 1940 and reached its zenith during the 1920's and early 1930's, before fading from popularity rapidly thereafter with the rise of the Ranch House style of architecture. The Spanish Eclectic style borrowed from and embellished upon Spanish Colonial architecture, which exploded in popularity across the country in the years after the 1915 Panama-California Exposition held in San Diego. Prior to the exposition, the precedents were generally

Page 5 of 9 Resource Name: The Henry Clyde Walters Spec. House #1 Continuation
Recorded by: Jennifer Macdonald, Paul and Sarai Johnson **Date:** May 10, 2017 *DPR 523L (1/95)*

limited to adaptations of the stripped down Mission style but the fair's use of the more elaborate and varied Spanish Colonial influences that existed outside of the American Southwest inspired the development of the Spanish Eclectic style. Interpretations varied from very ornate to modest simplifications and was further popularized by San Diego architect Richard Requa with his 1926 *Architectural Details Spain and the Mediterranean*. The Spanish Eclectic style can also be routinely found in Arizona, Texas and Florida, where the mild climates embrace the indoor/outdoor living, a hallmark of the style.

The low roof pitch and red clay Mission tile roof material are character-defining features of this style and originates from two factors. First, Spanish Colonial style occurs mostly in mild climate regions that have little snow or heavy rainfall. Therefore, a steep roof is not needed to shed snow or disperse large amounts of water. Second, a steep roof requires more lumber to frame. At the time of the early Spanish Colonial style, acquisition of lumber was limited to the immediate surrounding. Most Spanish Colonial architecture was located in arid or semi-arid regions, where large stands of timber were rare. During early phases of the style, rail transport of lumber did not exist and transport of supplies was largely limited to sailing vessels from distant countries. This prompted an efficient use of available material and was aided by the minimal need to shed rain and snow, resulting in low pitched roof frames. The clay tiles were also produced with local materials. This house has prominently featured low-pitched gable (approx. 4/12 slope) and shed roof overhangs (approx. 3/12) that are covered in straight barrel red clay Mission tile with no overhang beyond what little is required to terminate the tile. The roofline asymmetrical, which is typical of the Spanish Eclectic style. The less prominently featured flat asphalt roof with low parapet walls is also a character defining feature. Flat roofs are less common but are, none the less, a character defining feature and the use of the two roof forms is indicative of the eclectic nature of the style.

The light colored stucco walls are a character defining feature of this style and were inspired by Spanish Colonial architecture. The walls of Spanish Colonial architecture were typically of adobe, a sun dried brick made of earth and stacked like masonry walls of today. The walls were then covered with a lime covering, giving a "white wash" appearance. The earthen bricks and lime wall covering are very susceptible to weathering and are high maintenance. Because of the frequent repairs needed of adobe walls, the exterior surface quickly displayed a heavy or undulating texture. The Spanish Eclectic style adopted this wall appearance, although this much newer style uses stucco for its exterior finish. The typical stucco finishes of the style varies greatly from smooth to extremely rough. Perhaps the most widespread early use of stucco is with the Spanish Eclectic style. Stucco was certainly common before the coming of this style, however its use became ubiquitous through the style and the advent of suburbia. This house features exclusively tawny sand colored stucco walls. There are no accent materials and there are no extrusions or reveal accents to the main plane of the plaster. The walls are free of decorative detailing beyond the character defining clay pipe vents, keeping them simple and uncluttered.

Page 6 of 9 Resource Name: The Henry Clyde Walters Spec. House #1 Continuation
Recorded by: Jennifer Macdonald, Paul and Sarai Johnson **Date:** May 10, 2017 DPR 523L (1/95)

Another character defining feature of the Spanish Eclectic style are wood windows. Original window openings of this house still feature the original painted wood frames with original single plate glass. The windows are simple fixed or double-hung type windows with no trim detailing, keeping the facade clean and uncluttered. The double-hung window frames feature an ogee leg detail on the upper sash, a typical detail for the time period on homes of many architectural styles.

The courtyard patio is yet another character defining feature of Spanish Eclectic architecture. Spanish Colonial architecture utilized open-air courtyards, surrounded on at least three sides by covered exterior loggias and the various rooms of the house to provide indoor-outdoor living that best utilized and took advantage of the warm climate. On this house the small front-facing courtyard patio surrounded on three sides by rooms forming the house is a modest adaptation of that precedent.

Period of Significance: Since no association has been identified, the period of significance is the year the house was built, 1929.

Seven Aspects of Integrity

Integrity Summary: Overall the house has a high degree of integrity through the retention of character defining feature of the Spanish Eclectic style.

Location is the place where the historic property was constructed or the place where the historic event occurred. The relationship between the property and its location is often important to understanding why the property was created or why something happened. The actual location of a historic property, complemented by its setting, is particularly important in recapturing the sense of historic events and persons.

The location is the original. It is a typical older urban neighborhood, which still reflects its origin. Many of the surrounding homes are also original and illustrate several traditional architectural styles.

Design is the combination of elements that create the form, plan, space, structure and style of a property. It results from conscious decisions made during the original conception and planning of a property and applies to activities as diverse as community planning, engineering architect and landscape architecture.

The design is a good example of Spanish Eclectic architecture and displays many of the character-defining features of the style.

Page 7 of 9 Resource Name: The Henry Clyde Walters Spec. House #1 Continuation
Recorded by: Jennifer Macdonald, Paul and Sarai Johnson **Date:** May 10, 2017 DPR 523L (1/95)

***Setting** is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the character of the place in which the property played its historical role. It involves how, not just where, the property is situated and its relationship to surrounding features and open space.*

The character of the neighborhood is displayed through the traditional architectural styles of the adjacent residences. The residences in the immediate vicinity maintain a high degree of integrity.

***Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. The choice and combination of materials reveal the preferences of those who created the property and indicate the availability of particular types of materials and technologies.*

The choice and combination of building materials is very typical of the Spanish Eclectic style, using character-defining materials such as minimally detailed stucco, simple wood framed windows, clay pipe vents, straight barrel Mission tile roofs and parapet walls concealing a flat roof beyond. The vast majority of the building materials are simple wood members. The building materials are very typical selections of the day.

***Workmanship** consists of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles. It is the evidence of artisans' labor and skill in constructing or altering a building, structure, object, or site*

The workmanship is very typical of modest, middle class Spanish Eclectic style residences of the era.

***Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time. It results from the presence of physical features that, taken together, convey the property's historic character.*

The urban feeling of the site continues to be strongly conveyed, expressing the aesthetic and historic sense of the Spanish Eclectic period.

***Association** is the direct link between an important historic event or person and a historic property. A property retains association if it is the place where the event or activity occurred and is sufficiently intact to convey that relationship to an observer.*

There is no significant association with this property.

Page 8 of 9 Resource Name: The Henry Clyde Walters Spec. House #1 Continuation
Recorded by: Jennifer Macdonald, Paul and Sarai Johnson **Date:** May 10, 2017 *DPR 523L (1/95)*

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

Significance: The Henry Clyde Walters Spec House #1 was built in 1929. It was owned by Henry Clyde Walters and built by Joseph Henry Walters. Henry Clyde Walters and Joseph Henry Walters built single family residences in San Diego during the 1920's. The houses at 2726 and 2720 Gregory Street were the last houses that they built together. Neither men have yet been identified as master builders in the City of San Diego.

Context: Henry Clyde Walters was born on February 20, 1880 in North Carolina. He married Maude Grace and they had one daughter named Lois Margaret Walters. The family lived in Nashville, Tennessee where Henry Clyde Walters was an investment banker. In 1916, H. Clyde Walters purchased the Louise Apartments in Nashville, a new structure with all the modern conveniences for \$30,000. He traded other properties as partial payment. In the article about the Louise Apartments, Walters was listed as being the secretary and treasurer of the Nashville Railway & Light Co. His World War 1 registration card states that he worked for The National City Co. An advertisement in the 1920 newspaper, The Tennessean Sun, states that H. Clyde Walters was also the president of the Public Service Tire Co. in Nashville, Tennessee. He was a well established real estate investor and businessman before coming to San Diego.

Henry Clyde Walters came alone to San Diego in 1927 and lived with family members Clyde Walters and Joseph Henry Walters. Clyde Walters was a salesman at J E Shattuck & Sons while Henry Clyde Walters and Joseph Henry Walters were listed as carpenters in the 1928 directory. Their residence was at 3528 45th Street in San Diego.

Joseph Henry Walters began building homes in San Diego in 1923 although he lived in Long Beach, California. In a 1925 advertisement, Joseph Henry Walters wanted a construction superintendant who could help with sales and finalizing contracts in San Diego. It is likely that his kin came to San Diego to help with his booming construction business. He concurrently had building projects in San Diego, Los Angeles and San Francisco. Their real estate success abruptly stopped after the building of the Gregory Street houses. In 1929 the stock market had crashed and the building industry came to a halt. Like many builders, the housing industry changed and they had to adapt. New construction wouldn't recover until the new deal programs several years later. In 1929, Henry Clyde Walters is listed as the owner of the Gregory Street (Cooper Street) properties and Joseph Henry Walters is listed in newspaper and water sewer records as pulling the permits.

Also in 1929, Henry Clyde Walters and his wife Maude built and lived in a house, with their daughter Lois, at 1575 Ebers Street in Ocean Beach. They most likely built the house next door,

Page 9 of 9 Resource Name: The Henry Clyde Walters Spec. House #1 Continuation
Recorded by: Jennifer Macdonald, Paul and Sarai Johnson **Date:** May 10, 2017 *DPR 523L (1/95)*

1555 Ebers Street, at the same time. Henry Clyde Walters was building speculative house with his relation Joseph Henry Walters from 1927 to 1929. It appears that the last houses they built together were the houses at 2720 and 2726 Gregory Street. By 1932 Henry Clyde Walters and family briefly lived at 819 Sunset Court in Mission Beach. Through the depression, Henry Clyde Walters was a building contractor, salesman and real estate investor and had an office at 2252 Bacon Street in Ocean Beach. The Walters family built and moved to 4546 Brighton Avenue in 1933 and lived there until 1942. In 1942, Henry Clyde Walters' World War 2 registration card lists him as living at 826 Santa Clara in Mission Beach, and his daughter Lois Margaret Baker is listed as his next of kin at 343 A Street in San Diego, California. Henry Clyde Walters died on August 24, 1942 in San Diego, California. After the death of her husband, Maude went to work as an aircraft worker for the CA Corp, to help with the war effort. She remained at the 826 Santa Clara address.

CRITERION E: *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 Henry Clyde Walters Spec. House #1 is not yet determined eligible by the National Park Service for listing on the National Register of Historic Places and is not yet listed or been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

CRITERION F: *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 Henry Clyde Walters Spec. House #1 was identified in the 2004 North park Historic Survey as a contributing status, although, no districts or potential districts have been identified that include this location.

Naming Policy. Per the City of San Diego, Naming of Historical Sites Policy #7, the house is named The Henry Clyde Walters Spec. House #1 for the first owner who commissioned the house for speculation and did not lived there.

"7. If the site is a house that was built for speculation and the owner who had it builder never lived in it, the house may be NAMED FOR ITS OWNER, provided it is also identified in the name as a SPECULATIVE HOUSE."