

State of California -- The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\*Resource Name or #: (Assigned by recorder) Lucy Hayward House

P1. Other Identifier: Lucy Hayward House

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Monterey

and (P2b and P2c or P2d. Attach a Location Map as necessary)

\*b. USGS 7.5' Quad Monterey Date 2012 T ; R ; ¼ of ¼ of Sec ; Mount Diablo B.M.

c. Address Camino Real 2 SW of 7th Ave. City Carmel by the Sea Zip 93921

d. UTM: (Give more than one for large and/or linear resources) Zone ; mE/ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

APN 010-265-002, Block N, So. 30' Lot 3 & Lot 5, & N. ½ of Lot 7

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting and boundaries)

Built in 1921, the one-story Lucy Hayward House has an informal plan that spreads across three lots. The low-slung system of hipped and gable roofs has wide overhanging eaves and exposed notched rafters. The exterior walls are board and batten. The front elevation is dominated by three wings that form a U-shape around a central brick patio. This includes north and south wings connected by a central block. Two divided-lite French doors and one single divided-lite door open onto the patio including one in the central block of the U (the front entrance), and one in each wing. A brick chimney is located within the junction of the center section and the south wing, and another brick chimney is located on the north elevation. The north wing is longer than the south wing and has a distinctive bay window extension with square, fixed single pane windows arranged in a horizontal band. The north wing then jogs to the north and terminates in a gabled roof section that faces the street. The same type of bay located in the north wing is repeated on the northwest corner of the rear elevation. (cont. on p. 3)

\*P3b. Resource Attributes: (List attributes and codes) HP2, Single family residence

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) East Elevation, 08/2023

\*P6. Date Constructed/Age and Sources: 1921  Historic  Prehistoric  Both  
Building Permit #200

\*P7. Owner and Address:

Tricia Bland Tr.  
13506 Arbolado Ct.  
Bakersfield, CA. 93314

\*P8. Recorded by: (Name, affiliation, and address)

Meg Clovis  
14024 Reservation Rd.  
Salinas, CA 93908

\*P9. Date Recorded: 09/2024

\*P10. Survey Type: (Describe)  
Intensive

\*P11. Report Citation: (cite survey report and other sources, or enter "none.") None

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List)

**BUILDING, STRUCTURE, AND OBJECT RECORD**

**\*NRHP Status Code**

**\*Resource Name or #** (Assigned by recorder) Lucy Hayward House

- B1. Historic Name: Lucy Hayward House
- B2. Common Name: Lucy Hayward House
- B3. Original Use: Residence
- B4. Present Use: Residence

**\*B5. Architectural Style:** Other-w/Craftsman Influences

**\*B6. Construction History:** (Construction date, alteration, and date of alterations) Constructed in 1921 (BP# 200); Unspecified building project 1924 (BP# 728); Build double garage 1927 (BP# 1915); Build carport & interior alterations 1952 (BP# 2292); Bathroom remodel & reroof 1979 (BP# 79-131); Bathroom Remodel 1979 (BP# 79-149); Add 500 sq. ft. deck 1979 (BP# 79-157) See pgs. 4-5 for addition construction chronology analysis

**\*B7. Moved?**  No  Yes  Unknown **Date:** **Original Location:**

**\*B8. Related Features:** Garage  
B9a. Architect: Unknown b. Builder: Unknown

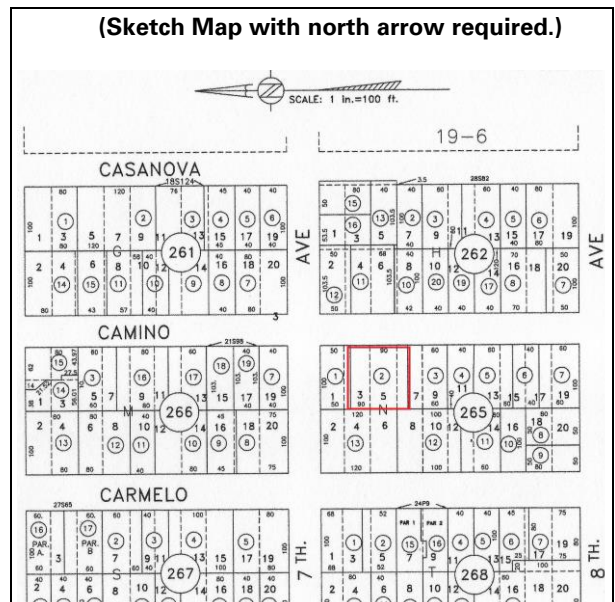
**\*B10. Significance: Theme** Architectural Development **Area** Carmel by the Sea  
**Period of Significance** 1921 **Property Type** Building **Applicable Criteria** CR 3  
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Address integrity.)

Lucy Chamberlain Hayward (1864-1924) was the widow of Edward C. Hayward, who had been in the railroad business. After Edward's death Lucy moved from Pasadena to Carmel, bought portions of 3 lots on El Camino Street from Dr. Amelia Gates in 1920 (*Monterey Cypress*, 10/5/1920, p. 7) and built a house (BP# 200, April 1921). There is no record of what designer/builder she used. In 1923 she sold her house on Camino Real to Mary Wilhelmina "Willie" Johnson (1861-1944). Willie was the widow of Gail Borden Johnson (1859-1918) who had been in real estate, finance, and insurance in Los Angeles (*L.A. Evening Express*, 9/8/1918). Col. Robert Sillman and his wife Virginia bought the house from Willie Johnson in 1927. The Colonel was a veteran of the Spanish-American War and World War One. He passed away in 1932 and his wife remained in the house until her death in 1943. In 1947 John Booth Nesbitt (1910-1960) and his wife Beatrice bought the house (they also owned the Circle M Ranch in Big Sur). He was a notable radio personality from Los Angeles, known for his radio show, "The Passing Parade". Nesbitt has two stars on the Hollywood Walk of Fame, one in the radio section and one in the motion picture section. While living in Carmel he worked as the producer, writer, and narrator of the Oscar-winning short film *Goodbye, Miss Turlock*. He was also the host, writer, and narrator of *Telephone Time*, a series that aired on CBS and short films (continued p. 7)

- B11. Additional Resource Attributes (List attributes and codes):
- \*B12. References:**  
Carmel Context Statement & Historic Preservation Ordinance  
*Carmel Pine Cone*: multiple articles  
Building File, Carmel Planning Dept.  
National Register Bulletin 15  
Polk's City Directories & US Census Records  
Nesbitt Obit., *Berkeley Gazette*, 8/10/1960, pg. 1  
*Monterey Cypress*, 10/5/1920, p. 7.

B13. Remarks  
**\*B14. Evaluator:** Meg Clovis  
**\*Date of Evaluation:** 09/2024

(This space reserved for official comments.)



**CONTINUATION SHEET**

**P3a. Description continued:**

The rear elevation has a series of extensions with multiple window types including French doors, sliding wood windows, and fixed windows in the sunroom, located at the southwest corner. A 500 sq. ft. deck, built in 1979, extends across the rear elevation.

Fenestration throughout the house varies and includes single pane fixed windows (found in the bays, sunroom, and other areas of the house), awning windows, casement windows, and sliding multipaned wood windows arranged in horizontal bands. A window on the front elevation has plank shutters with a diamond decorative motif and wood frames. The majority of the windows and the French doors have extended lintels and sills.

The house is situated on a large, wooded lot on the west side of Camino Real. A double garage (built in 1927) is set close to the street on the north side of the lot. The garage has a side gable roof with wide overhanging eaves and exposed rafters, board and batten siding, and two garage door openings. A double casement window and paneled wood door are located on the south elevation and a sliding wood window is located on the rear (west) elevation. A brick walkway leads to the front brick patio. Carmel stone pathways with inlay brick provide access to the sides of the house; Carmel stone garden walls form planter beds. A non-historic wood gazebo is located in the backyard along with remnants of stone pathways and planting areas. A wood grape stake fence fronts the property and extends along the south property line, and a solid wood fence extends along the rear (west) and north property lines.

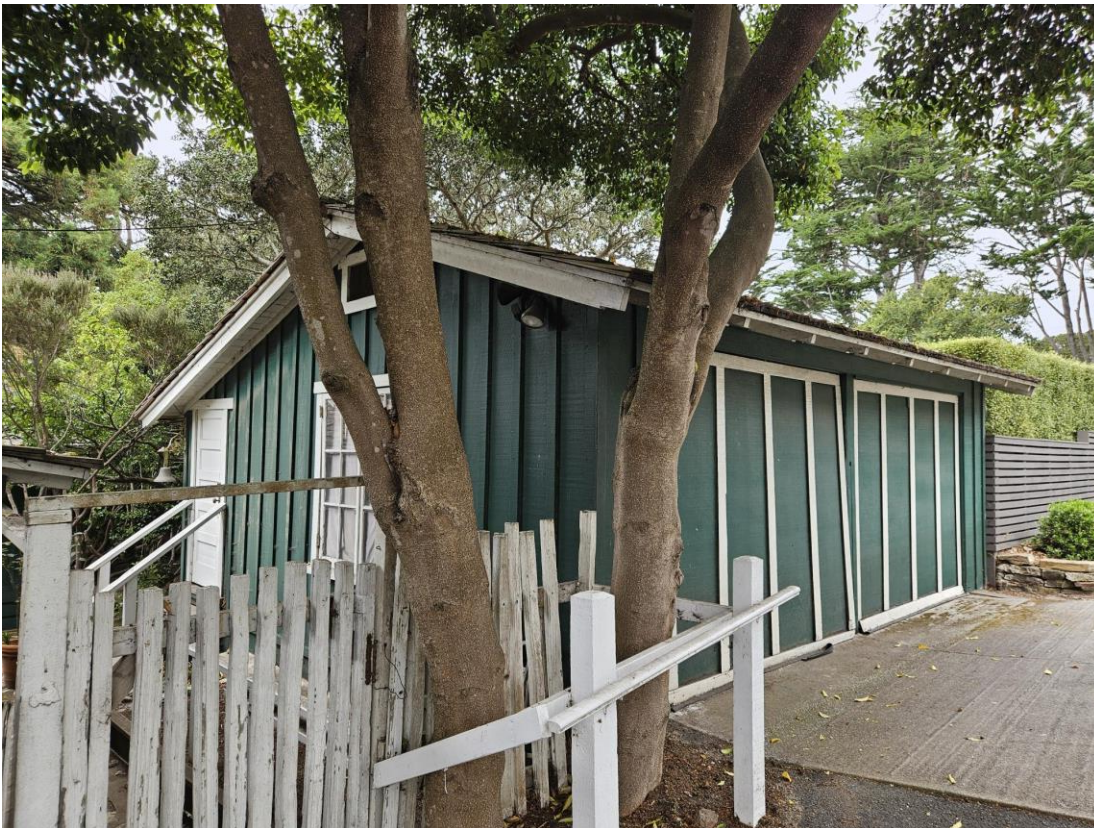


Figure 1: View of double garage (1927), looking northwest.

**CONTINUATION SHEET**

If a definitive style cannot be assigned to a building, the National Park Service recommends classifying the building as "Other" and name a stylistic influence<sup>1</sup>, if any. The Lucy Hayward House does not exhibit every single feature of Craftsman homes as described in Carmel's Historic Context Statement. However, it does exhibit several of the features described below:

"Craftsman homes were characterized by horizontality of proportions, seen in the spreading lines of low-pitched, overhanging gable roofs and informal building plans; reliance on the honest use of materials such as wood, brick, and stone, and undisguised structural elements such as exposed beams, braces, and rafters for architectural beauty; and enjoyment of the natural setting through porches, outdoor spaces, and the clustering of windows in horizontal bands...Typical features of Craftsman homes in Carmel include stucco or shingle siding, "L" or "U" shaped plans which enclose a patio, and windows – either sliding, hinged casement, or double-hung sash in operation – which are framed by extended lintels and sills." (p. 53)

The Lucy Hayward House also has board and batten exterior siding, which was common in early Village architecture, described as follows:

"Early in the City's development, a taste for simplicity, often articulated by the use of shingles or board and batten siding, transcends the divisions of time and architectural fashions." (p. 52)



Figure 2: View of sliding wood sash, plank shutters, and extended lintels and sills.

<sup>1</sup> National Register Bulletin 16A. *How to Complete the National Register Registration Form*. National Park Service. 1997.

**CONTINUATION SHEET**

No original plans are in the building file, that are associated with the original building permit #200 (April 1921). Permitted additions and alterations to the house include:

- BP# 728 (2/1924): Unspecified building project. This may have been the sunporch on the rear (west) elevation. The sunporch appears on the March 1924 Sanborn Map. The permit was issued in February so one month may have been sufficient time for construction.
- BP# 1915 (7/12/1927): Build double garage.
- BP# 2292 (3/29/1952): Build carport and interior alterations (there is no evidence that the carport was constructed, and it is not shown on the 1962 Sanborn Map on page 11).
- BP# 79-131 (8/17/1979): Bathroom remodel and reroof.
- BP# 79-149 (9/26/1979): Bathroom remodel.
- BP# 79-157 (10/9/1979): Add 500 sq. ft. deck.

Unpermitted but observed possible changes include:

- One non-original window-opening on north side elevation (current kitchen window), apparent due to muntin profile, and misalignment with adjacent windows).
- Insertion of awning lights within multi-pane windows, likely to accommodate screens.

Character Defining Features

Character refers to all the visual aspects and physical features that comprise the appearance of a specific historic building<sup>2</sup>. Character-defining features include the overall shape of the building, its materials, craftsmanship, decorative details, and the various aspects of its site and environment.

Character-defining features of a style, such as Craftsman, can be quite general and broad, whereas character-defining features for an individual property are always unique to that particular site. The property-specific character-defining features of the Lucy Hayward House include:

- Single story with informal plan and horizontal proportions
- Board and batten siding
- U-shaped wings that enclose a front brick patio
- Fenestration:
  - a) Bay windows with single-paned fixed windows
  - b) Sliding multipaned wood sash windows
  - c) Casement windows, single fixed windows
  - d) Divided-lite wood French doors
  - e) Extended lintels and sills
- Exterior brick chimneys
- Wood door with glazed upper at north elevation
- Low-pitched complex gable and hipped roof system
- Exposed notched rafters in the eaves

<sup>2</sup> Carmel's Historic Preservation Ordinance Section 17.32.230(H) defines Character-defining features as follows: "a prominent or distinctive aspect, quality, physical feature or characteristic that contributes significantly to the physical character of a resource. This may include the overall shape of the structure, building, or property, its materials, craftsmanship decorative details, as well as the various aspects of its site and environment." Character-defining features of a building are sometimes but not necessarily tied to an academic description of an architectural style. This is particularly true of Carmel's distinctive interpretation of the Craftsman style, which does not conform to generalized descriptions of the Craftsman style, such as those found in Virginia McAlester's *A Field Guide to American Houses*.

- Plank shutters with decorative diamond motif
- Carmel stone hardscape



Figure 3: View of front French door with extended lintel and notched rafters.

### Integrity

Integrity is defined as the ability of a property to convey its significance. There are seven aspects of integrity and to retain integrity, a property must retain several, if not most aspects. The Lucy Hayward House still retains integrity:

- **Location:** the Lucy Hayward House is still in its original location.
- **Design:** the Lucy Hayward House has retained its informal plan, horizontal proportions, and Craftsman style features.
- **Setting:** the Lucy Hayward House is still located in a residential setting.
- **Materials:** the Lucy Hayward House retains its original materials, including board and batten siding, sliding wood windows, and brick chimneys.
- **Workmanship:** the Lucy Hayward House still displays Craftsman style details such as the notched rafters, plank shutters, and extended lintels and sills.
- **Feeling:** the Lucy Hayward House retains the physical features that convey its historic character and the feeling of an earlier era and aesthetic in Carmel.
- **Association:** Association is only applicable for properties eligible under Criteria One and Two.

**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

Trinomial \_\_\_\_\_

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\*Resource Name or # Lucy Hayward House

\*Recorded by Meg Clovis

\*Date 09/2024

Continuation  Update



Figure 4: View of north wing bay, looking southwest.

**B10. Significance continued:**



*Clues to Adventure, The Amazing Mr. Nordill, and Souvenirs of Death.* Nesbitt also broadcast his radio show *Passing Parade* from an office on San Carlos and Ocean Ave<sup>3</sup>. The house remained in the Nesbitt family into the late 1960s.

Neither Lucy Hayward, Willie Johnson, Col. Sillman, John Nesbitt nor any of the subsequent owners are included as significant people in Carmel's Historic Context Statement.

Figure 5: John Nesbitt, photo courtesy of worldradiohistory.com.

<sup>3</sup> *Carmel Pine Cone*, 7/2/1948, p. 12.  
DPR 523L (1/95)

**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI# \_\_\_\_\_

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\*Resource Name or # Lucy Hayward House

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\*Date 09/2024

Continuation  Update

In 1989 the Planning Commission approved a request to demolish the Lucy Hayward House. The demolition did not go through because a lot merger was denied, and the owners decided to sell. At the time, the City did not have a Local Coastal Program and did not evaluate the property as a potential historic resource.

Evaluation for Significance

Historians use National Register Bulletin 15<sup>4</sup> as a guide when evaluating a property's significance whether on a local, state, or national level. As a first step, to determine whether or not a property is significant, it must be evaluated within its historic context and the City of Carmel's Historic Context Statement<sup>5</sup> provides this context. The City of Carmel's Historic Preservation Ordinance (Section 17.32.040) reiterates the role of *National Register Bulletin 15* in the evaluation of historic resources. Adopted eligibility criteria is modeled on the California Register's four criteria with the addition of specific qualifications for criterion 3 (Section 17.32.040.D).

The Lucy Hayward House is not eligible under **Criterion One (Event)** as no specific event led to the construction of the residence and no important event took place in the residence.

The Lucy Hayward House is not eligible under **Criterion Two (Person)**. The most notable owner of the house was John Nesbitt who started his radio career in San Francisco in 1933. In 1940 he moved to Los Angeles and purchased the Ennis House, designed by Frank Lloyd Wright. Although Nesbitt remained productive during the time he lived in Carmel, he did not directly contribute to any of the context's identified in Carmel's Historic Context Statement.

The Lucy Hayward House is eligible under **Criterion Three (Architecture)** because it is a good example of early 20<sup>th</sup> century residential construction in Carmel which characterized the Village's architectural legacy during the town's formative years. Carmel builders' penchant for creativity and buildings that reflect Carmel's pronounced taste for individualism are recognized as significant in the Historic Context Statement (Carmel Historic Preservation Ordinance Section 17.32.040.D(3)).

The California Register's **Fourth Criterion (Information Potential)** is generally reserved for archeological sites. The Lucy Hayward House is located within Carmel's Archaeological Overlay Zone however there is no evidence in the historical record that the residence meets the eligibility requirements for Criterion Four.

To be eligible for the Carmel Inventory a resource must represent a theme in the Context Statement, retain substantial integrity, be at least 50 years old, and meet at least one of the four criteria for listing in the California Register. The Lucy Hayward House represents the theme of Architectural Development, it retains substantial integrity, and it is over 50 years old. The house also meets Criterion Three of the California Register on the local level because it is representative of a "type of construction recognized as significant in the Context Statement" on pages 52 to 53 (see CMC 17.32.040.D.3). The Lucy Hayward House reflects the unique aesthetic characteristics of Carmel's early 20<sup>th</sup> century residences through its horizontal proportions; informal building plan; board and batten siding; multiple window types framed

<sup>4</sup> National Register Bulletin 15. *How to Apply the National Register Criteria for Evaluation*. National Park Service. 1998.

<sup>5</sup> *Historic Context Statement: Carmel-by-the-Sea (updated)*. Approved by the City Council December 6, 2022.



**CONTINUATION SHEET**

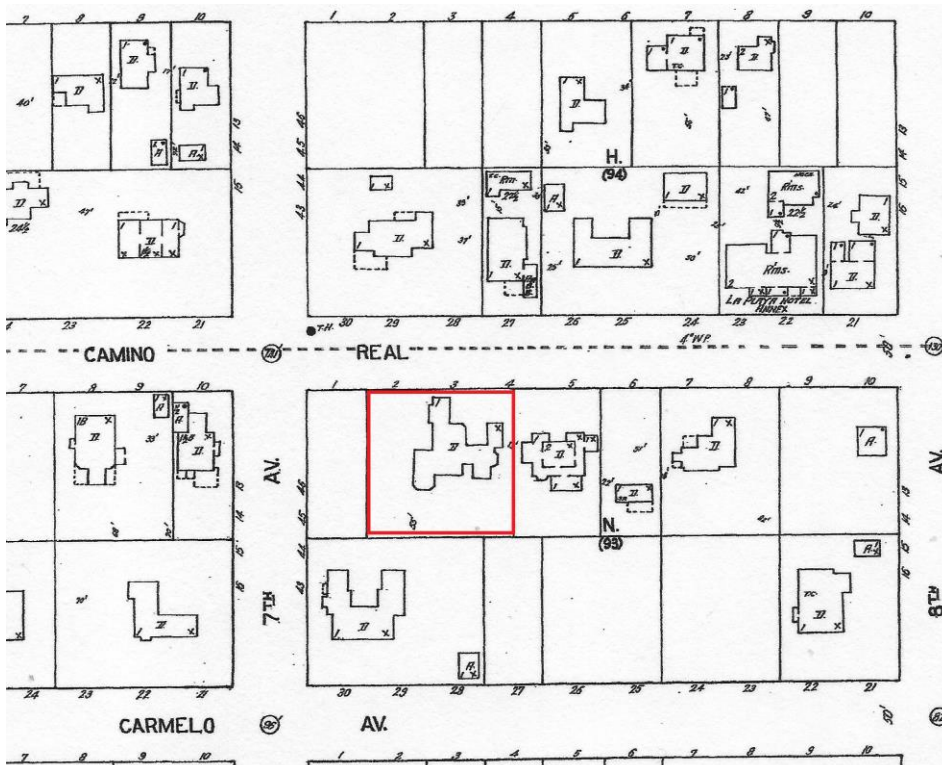
by extended lintels and sills and clustered into horizontal bands; exposed notched rafters; exterior brick chimneys; and the liberal use of Carmel stone throughout the garden walkways, walls, and planters. In summary, the Carmel Context Statement, the Carmel Historic Preservation Ordinance, and the historical record support the eligibility of the Lucy Hayward House for the Carmel Historic Inventory.



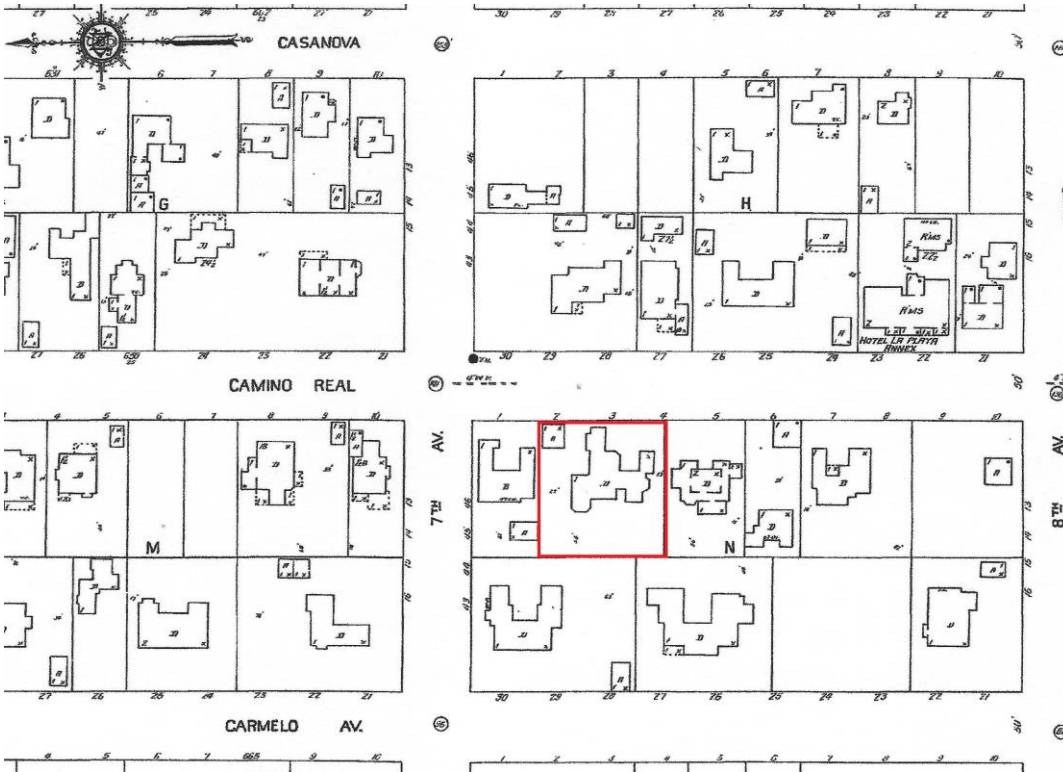
Figure 7: View of sunroom, rear (west) elevation.



Figure 8: View of rear elevation and deck looking northeast.



Sanborn Map 1924



Sanborn Map 1930



Sanborn Map 1962