



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: November 20, 2014 REPORT NO. HRB-14-076

ATTENTION: Historical Resources Board
Agenda of December 4, 2014

SUBJECT: **ITEM #14 – Lawrence and Mary Oliver/Frank Hope, Sr. House**

APPLICANT: Robert Adams Trust and William Bocken Trust represented by Scott A. Moomjian

LOCATION: 815 Armada Terrace, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Lawrence and Mary Oliver/Frank Hope, Sr. House located at 815 Armada Terrace as a historical resource.

STAFF RECOMMENDATION

Designate the Lawrence and Mary Oliver/Frank Hope, Sr. House located at 815 Armada Terrace as a historical resource with a period of significance of 1935 under HRB Criteria C and D. The designation includes the mature Hollywood Juniper (*Juniperus chinensis*) located adjacent to the driveway entrance at the northwest corner of the property. 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 1935 period of significance. Specifically, the resource features asymmetrical façades; hipped roof of Mission clay tile with moderate eave overhang and decorative exposed rafter tails; exterior stucco cladding; accented windows and entries with decorative grillework; stucco chimneys with elaborated tops; and fenestration consisting primarily of multi-light steel casement windows.
2. The resource is representative of a notable work of Master Architect Frank Hope, Sr. and retains integrity as it relates to the original design. Specifically, the resource is representative of Hope's work in the high-end, custom residential format, and is the largest and most elaborate of his locally listed residential works.

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 two-story single

family residence built in 1935 in the Spanish Eclectic style on the east side of Armada Terrace in the Cuesta Loma area of the Peninsula Community.

The building is located on APN 532-312-07-00. 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 Lawrence and Mary Oliver/Frank Hope, Sr. House, has been identified consistent with the Board's adopted naming policy and reflects the name of Lawrence and Mary Oliver, who constructed the house as their personal residence and the name of Frank Hope, Sr., a Master Architect.

ANALYSIS

A Historical Resource Research Report was prepared by Scott A. Moomjian, 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 subject resource is a two-story with basement Spanish Eclectic style residence with attached garage built in 1935. The building is of above-standard and standard wood frame construction on a reinforced concrete foundation, and maintains an original, irregular plan sited on a steep sloping lot facing east toward San Diego Bay. The primary elevation faces west and is asymmetrically arranged around a recessed entry marked by a prominent archway. Within the entry is a distinct wood paneled door with fixed glass inserts, and sidelights adorned with decorative wrought iron grilles. Other decorative features include stucco grilles and wrought iron used over windows and at the driveway gate. The building is clad in a smooth stucco finish. The hipped roof form is sheathed in Mission clay tile and exhibits modest eave overhang with decorative exposed rafter tails. Stucco chimneys feature decorative tops and fenestration consists primarily of multi-light steel casement windows. At the rear elevation, two projecting turret wings reach out to sweeping vistas to the east.

A mature Hollywood Juniper tree adjacent to the driveway entrance at the northwest corner of the property is confirmed via aerial photography to have been present on the site as early as 1953. Based on its significant size in terms of height, crown spread and girth, the tree is believed by staff to be original to the site, and thus is recommended for inclusion in the designation.

Modifications to the resource have been fairly minimal and do not greatly impair integrity or detract from the building's character-defining features. They include replacement windows in an original oriel on the south (side) elevation; and four door sets at the rear elevation that have been replaced – three in-kind with wood French doors. The three original sliding wood garage doors have been replaced, while the two southernmost garage bay openings have modified to accommodate a single large door. According to the current owner, the exterior stucco material is intact with the addition of 2 finish plaster coats applied at unknown dates. The resulting smooth

stucco texture does not detract from the building's historic character enough to severely impair integrity. Finally, it is not known whether the existing clay roof tile is original to the house; however it is in keeping with the clay tile that is called for in the original plans. Overall, the alterations do not affect essential physical features critical to the Spanish Eclectic style of the building – there is no impact to composition, massing, scale or decorative elements. Accordingly, the alterations do not greatly impair the building's integrity of design, materials, workmanship and feeling. Thus, the building remains eligible under 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 Morrish, 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: Limited modifications allow the house to continue to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including asymmetrical façades; hipped roof of Mission clay tile with moderate eave overhang and decorative exposed rafter tails; exterior stucco cladding; accented windows and entries with decorative grillework; stucco chimneys with elaborated tops; and fenestration consisting primarily of multi-light steel casement 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 Master Architect, Frank L. Hope, Sr. (formerly Jr.) was born in 1901 in San Bernardino, California. He attended the University of California at Berkeley, Carnegie Institute of Technology in Pittsburgh and San Diego State University. He worked as a draftsman, designer and project manager for the Historical Architectural firm Requa and Jackson. He also worked with Historical Architects Lillian Rice and William Wheeler. Upon passing the State Architectural Exam, he left Requa and Jackson to establish the firm of Frank Hope and Associates in 1928, located in the Spreckels Building. By 1929, he had 32 commissions for projects. His firm was also known as Hope Architects and Engineers, Hope/BTN, Hope Consulting Group and Hope Design Group. At one time, his firm had up to 150 employees and was not only the largest, but arguably the most important and influential architectural firm in San Diego.

His firm designed many well-known high rise structures, residences, Catholic churches, schools, hospitals, cultural and academic structures and complexes. Among these are the Timken Museum of Art in Balboa Park, the former Aquarium at the Scripps Institute of Oceanography in La Jolla, the La Jolla Repertory Theatre, the US Naval Underwater Warfare Center, the San Diego International Airport Terminal Expansion, Cuyamaca College, the Mesa College Master

Plan and Building Design, and the Home Federal Tower (now Great Western Building) which was San Diego's first high-rise structure in 30 years when it was constructed.

Hope was granted Master Architect status by the HRB in 2007 with the designation of the Frank Hope, Jr. House at 371 San Fernando Street (HRB Site #803). Since that time, only one other original design of Hope's has been listed on the local register – the Luigi and Louise Perna/Frank Hope, Sr. House at 2320 Hickory Street (HRB Site # 1065). Among these locally listed residential sites, the subject resource is the largest and most elaborate.

Significance Statement: The subject resource retains good integrity to its original design and contributes to a greater understanding of Hope's overall body of work. As a high-end custom residential work of excellent quality and design, the resource serves as an example of the notable work of Master Architect Frank Hope, Sr. Therefore, staff recommends designation 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 Lawrence and Mary Oliver/Frank Hope, Sr. House located at 815 Armada Terrace be designated with a period of significance of 1935 under HRB Criterion C as a good example of the Spanish Eclectic style, and Criterion D as a notable work of Master Architect Frank Hope, Sr. The designation includes the mature Hollywood Juniper (*Juniperus chinensis*) located adjacent to the driveway entrance at the northwest corner of the property. 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.



Camille Pekarek
Associate Planner



Kelley Stanco
Senior Planner/HRB Liaison

CP/ks

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 12/4/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 12/4/2014, to consider the historical designation of the **Lawrence and Mary Oliver/Frank Hope, Sr. House** (owned by Robert P Adams Trust 07-27-12 and William C Bocken Trust 07-27-12, 815 Armada Terrace, San Diego, CA 92106) located at **815 Armada Terrace, San Diego, CA 92106**, APN: **532-312-07-00**, further described as LOT 2 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 Lawrence and Mary Oliver/Frank Hope, Sr. 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 the Spanish Eclectic style and retains a good level of architectural integrity from its 1935 period of significance. Specifically, the resource features asymmetrical façades; hipped roof of Mission clay tile with moderate eave overhang and decorative exposed rafter tails; exterior stucco cladding; accented windows and entries with decorative grillework; stucco chimneys with elaborated tops; and fenestration consisting primarily of multi-light steel casement 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 Architect Frank Hope, Sr. and retains integrity as it relates to the original design. Specifically, the resource is representative of Hope's work in the high-end, custom residential format, and is the largest and most elaborate of his locally listed residential works. 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 mature Hollywood Juniper (*Juniperus chinensis*) located adjacent to the driveway entrance at the northwest corner of the property.

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