



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: July 12, 2012 REPORT NO. HRB-12-044

ATTENTION: Historical Resources Board  
Agenda of July 26, 2012

SUBJECT: **ITEM #11 – Luigi and Louise Perna/ Frank Hope, Sr. House**

APPLICANT: Slawomir Niewiadomski represented by Scott A. Moomjian

LOCATION: 2320 Hickory Street, 92103, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Luigi and Louise Perna/Frank Hope, Sr. House located at 2320 Hickory Street as a historical resource.

STAFF RECOMMENDATION

Designate the Luigi and Louise Perna/Frank Hope, Sr. House located at 2320 Hickory Street as a historical resource with a period of significance of 1928 under HRB Criteria C and D. 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 1928 period of significance. Specifically, the resource features a Mission clay tile roof, sand finish stucco, wood frame and sash windows, decorative spindle work on the front entrance and windows, decorative tile work at the front entrance, cantilevered second story with a scalloped edge and decorative corbels, and an arched and recessed focal window.
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 has an irregular floor plan with two stories and a detached two story garage sheathed with sand finish stucco, a clay tile roof, decorative wood and tile work.

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 located within a single family neighborhood of Mission Hills.

The historic name of the resource, the Luigi and Louise Perna/Frank Hope, Sr. House has been identified consistent with the Board's adopted naming policy and reflects the name of original owners 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 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.*

Constructed in 1928, the house is a two story structure with a one story section at the rear. The exterior is sheathed with sand finish stucco and a low-pitched hipped roof sheathed with Mission clay tile. The windows on the house are a combination of fixed, single-light and divided light casement. The upper story front façade windows feature decorative spindles between the casements.

The main entrance is a wood and glass centrally located door with spindles over the glass portion. The entrance is slightly recessed with an inset tile surround. The entrance sits below a recessed second floor balcony with a wood spindle balustrade. The second story cantilevers over the first story and the arched focal window to the left of the main entrance. The cantilevered portion features a scalloped edge with decorative corbels.

The side elevations feature windows evenly spaced on the plane and generally located one on top of the other. The southwest corner also features a stuccoed chimney.

A detached two story garage is located at the northeast corner of the house. The building was original constructed as a garage and laundry room on the first floor with maid's quarters on the second floor. The garage has since been remodeled so a portion of the first floor is now a kitchen and the second floor is entirely livable space. The construction of the garage matches the main house with the exception of the roof which is flat with parapet walls.

Over the years there have been a few modifications to the exterior of the house and garage. In 1959, a second floor porch area located along the rear elevation was enclosed. At least two windows were replaced at the rear of the property with metal windows and the sliding garage doors were replaced with a single wood sectional door. Overall, the changes are minimal in nature and do not detract the character-defining features of the house.

Hugely popular following the 1915-1916 Panama-California Exposition which revived the romantic ideal of Spanish and Latin American architecture; the Spanish Eclectic style 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. The subject house conveys the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style, including the Mission clay tile roof, sand finish stucco, wood frame and sash windows, decorative spindle work on the front entrance and windows, decorative tile work at the front entrance, cantilevered second story with a scalloped edge and decorative corbels, and an arched and recessed focal window. 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. 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 declared a Master Architect with the designation of the Frank Hope, Jr. House at 371 San Fernando Street, HRB Site #803 in February 2007.

As an early residential example, the property serves as a notable example of Master Architect Frank Hope, Sr. Staff recommends designation of the Luigi and Louise Perna/Frank Hope, Sr. House 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 Luigi and Louise Perna/Frank Hope, Sr. House located at 2320 Hickory Street be designated with a period of significance of 1928 under HRB Criterion C as a good example of the Spanish Eclectic style and under Criterion D as a notable work designed by Master Architect Frank Hope, Sr. 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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Cathy Winterrowd  
Principal Planner/HRB Liaison

JB/cw

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 7/26/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/26/2012, to consider the historical designation of the **Luigi and Louise Perna/Frank Hope, Sr. House** located at **2320 Hickory Street, San Diego, CA 92103**, APN: **443-061-40-00**, further described as LOT 6 BLK 524 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 Luigi and Louise Perna/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 Spanish Eclectic style and retains a good level of architectural integrity from its 1928 period of significance. Specifically, the resource features a Mission clay tile roof, sand finish stucco, wood frame and sash windows, decorative spindle work on the front entrance and windows, decorative tile work at the front entrance, cantilevered second story with a scalloped edge and decorative corbels, and an arched and recessed focal window. 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 has an irregular floor plan with two stories and a detached two story garage sheathed with sand finish stucco, a clay tile roof, decorative wood and tile work. 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 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: \_\_\_\_\_  
KEITH BAUERLE  
Deputy City Attorney