



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: June 9, 2022 REPORT NO. HRB-22-021

HEARING DATE: June 23, 2022

SUBJECT: **ITEM #03 – Mary Lynch/ Frank Hope, Sr. House**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Anthony R Graham Jr and Katia Graham; represented by Landmark Historic Preservation

LOCATION: 1320 Park Row, La Jolla Community, Council District 1
APN 350-191-1600

DESCRIPTION: Consider the designation of the Mary Lynch/ Frank Hope, Sr. House located at 1320 Park Row as a historical resource.

STAFF RECOMMENDATION

Designate the Mary Lynch/ Frank Hope, Sr. House located at 1320 Park Row as a historical resource with a period of significance of 1933 under HRB Criteria C and D. The designation excludes the rear 1972 and 2014 additions and the side 1996 addition constructed outside of the period of significance. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Monterrey style and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits a two-story form; full width, second story balcony with wood railing; side gable roof; stucco and wood shingle exterior; multi-lite wood windows; and false shutters.
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 significant as a residential example of Hope's work in the Monterrey style and illustrates the progression of his career as national architectural trends evolved.

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 with detached garage located in the La Jolla Park subdivision of the La Jolla Community.

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 Mary Lynch/ Frank Hope, Sr. House, has been identified consistent with the Board's adopted naming policy and reflects the name of Mary Lynch, 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 Landmark Historic Preservation, 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, single family residence and detached garage constructed in the Monterey style in 1933. The primary façade features the style's signature cantilevered second story balcony with wood railing that runs the full length of the elevation. A side gable roof covers the main massing of the house and extends to cover the balcony. Stucco clads the exterior of the first floor and wood shingle siding is used on the exterior of the upper story. The paneled front door is located in the center of the front façade and is flanked by two double hung, multi-lite wood windows with false shutters. The second floor features a set of French doors that are used to access the balcony. A masonry chimney is located on the north elevation. The south elevation features a bay window which is clad in a masonry veneer at the base. A driveway on the southern side of the house leads to a stucco clad detached garage.

Several additions have been added to the property over time; however, the historic structure remains mostly intact. In 1972 a rear terrace was enclosed and converted into living space. An addition on the north elevation was constructed behind the chimney in 1996. This addition is differentiated from the historic structure through the use of horizontal siding on the exterior of the second story. A rear second story addition was reviewed by historical resources staff in 2014 and determined to be consistent with the Secretary of the Interior's Standards. These modifications do not impair integrity of design, materials, workmanship or feeling as it relates to HRB Criterion C.

The Monterey style is one of California's few indigenous architectural styles and was popular during the first half of the twentieth century. The style blended old Spanish building characteristics with the Anglo-influenced architectural language that was brought to California from New England. However, the characteristic full width, cantilevered balcony was derived from house forms built in the southeastern United States, the Caribbean, and the Bahamas. Character defining features of this style include low-pitched gabled or hipped roofs, and cantilevered second floor balconies with wood railings covered by the principal roof. It is not uncommon to have wood railings replaced with decorative iron railings in the Creole French variant. Roofs are usually covered in wood shingle or tile, and walls are typically clad in stucco, brick or wood. Door and window surrounds sometimes

mimic the Territorial examples of the Spanish Colonial prototypes; paired windows and false shutters are common architectural details.

Significance Statement: The house continues to convey the historic significance of the Monterrey style by embodying the historic characteristics associated with the style; including two-story form; full width, second story balcony with wood railing; side gable roof; stucco and wood shingle exterior; multi-lite wood windows; and false shutters. 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.*

Frank Hope was born in San Bernardino in 1901 as Frank L. Hope, Jr. He moved with his family to San Diego in 1913 for his father's job with the Santa Fe Railway. Hope dropped out of San Diego High School in his sophomore year to work in the Navy shipyards during World War I. He later attended UC Berkeley. After graduating, he returned to San Diego and began his architectural career working for Richard Requa. Once Hope passed his architectural exam, he opened his own firm, Frank L. Hope & Associates, Architects & Engineers, in 1928.

In 1930, Hope was commissioned to design the Spanish Eclectic-style Carmelite Monastery in Normal Heights. He went on to design several more buildings for the San Diego Roman Catholic Diocese, such as the Sacred Heart Catholic Church in Ocean Beach in 1946, Our Lady of the Sacred Heart Catholic Church in City Heights in 1947, the San Diego College for Women in 1950, and the Immaculata at the University of San Diego in 1964.

In 1940, he was commissioned to remodel the First National Trust & Savings Bank of San Diego Building (HRB #465) in order to give the building a more modern, "stream-lined" appearance. Many ornamental features were removed from the exterior of the building and replaced with a sleek ceramic veneer and black granite base. Hope's firm also worked on the Donald N. Sharp Memorial Hospital in Kearny Mesa (1967-1975), Coronado Hospital (1972), Scripps Memorial Hospital in La Jolla (1975), Scripps Clinic-Molecular Biology Building in La Jolla (1983), and the La Jolla Cancer Research Center (1985).

Frank Hope's son was born in 1931 as Frank L. Hope, III. At that point, Frank Hope (born 1901) went by Frank L. Hope, Jr., and his father (born 1873) went by Frank L. Hope, Sr. When Frank Hope's father, Frank L. Hope, Sr., passed away in 1943, Master Architect Frank Hope (born 1901) became Frank L. Hope, Sr. and his son (born 1931) became Frank L. Hope, Jr.

In 1955, Frank L. Hope, Jr. (born 1931) joined his father's firm. In 1965, Frank L. Hope, Sr. retired, whereupon the firm's name changed to the Hope Consulting Group. Frank L. Hope Jr. (born 1931) has yet to be established as a Master Architect by the City of San Diego Historical Resources Board. Frank Hope, Sr., (born 1901) was named to the AIA College of Fellows in 1965.

During his extensive career, Hope Sr. designed a variety of buildings including residential, commercial and institutional structures. Like many of his peers, Hope's designs evolved over time following popular nationwide trends. His early residential work was mostly designed in the Spanish Colonial Revival style; however, as architectural preferences changed he shifted to work in other

revival styles and later Custom Ranch. The home he constructed for himself and his wife at 371 San Fernando Street, HRB #803, in 1947 is a good example of his modern residential work. A partial list of Hope's notable works can be found below.

- HRB #465– First National Bank Building (500–522 Broadway), 1940 remodel
- HRB #803– Frank L. Hope Jr. House (371 San Fernando Street), 1947
- HRB #1065– Luigi and Louise Perna/Frank Hope, Sr. House (2320 Hickory Street), 1928
- HRB # 1169– Lawrence and Mary Oliver/Frank Hope, Sr. House (815 Armada Terrace), 1935
- HRB #1284– Edward Molloy/Frank Hope Jr. House (2702 Willow Street), 1928
- St. Patrick's Catholic Church, 1928
- Carmelite Monastery of San Diego, 1930
- Dana Junior High School, 1941
- Sacred Heart Catholic Church, 1946
- Our Lady of the Sacred Heart Catholic Church, 1947
- The Immaculata Chapel, USD Campus, 1964

At least five of Hope's works have been designated as historical resources by the City of San Diego Historical Resources Board. They include the Frank L. Hope Jr. House (HRB #803), which established him as a Master Architect by the HRB in 2007, the Lawrence and Mary Oliver/Frank Hope, Sr. House (HRB #1169), and the Edward Molloy/Frank Hope Jr. House (HRB #1284).

The 1320 Park Row property was designed in the Monterrey style for Mary Lynch by Frank Hope, Sr. in 1933. The house is representative of the evolution of Hope's work as he moved away from designing in the Spanish Colonial Revival style.

Significance Statement: The subject resource retains excellent integrity and continues to reflect Hope's original design, intent and aesthetic. The house is significant as a residential example of Hope's work in the Monterrey style and illustrates the progression of his career as national architectural trends evolved. Therefore, staff recommends designation under HRB Criterion D as a notable work of Master Architect Frank Hope, Sr.

OTHER CONSIDERATIONS

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. 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 Mary Lynch/ Frank Hope, Sr. House located at 1320 Park Row be designated with a period of significance of 1933 under HRB Criteria C as a good example of the Monterrey style and Criterion D as a resource that is

representative of a notable work of Master Architect Frank Hope, Sr. The designation excludes the rear 1972 and 2014 additions and the side 1996 addition constructed outside of the period of significance.



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

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Attachment(s):

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

RESOLUTION NUMBER
ADOPTED ON 6/23/2022

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/23/2022, to consider the historical designation of the Mary Lynch/ Frank Hope Sr. House (owned by Anthony R. Graham & Katia Graham, 1320 Park Row, San Diego, CA 92037) located at **1320 Park Row, San Diego, CA 92037**, APN: **350-191-1600-00**, further described as BLK 41 LOTS 14 & 15 POR 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.**, 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 Mary Lynch/ 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 Monterrey style and retains a good level of architectural integrity from its period of significance. Specifically, the resource exhibits a two-story form; full width, second story balcony with wood railing; side gable roof; stucco and wood shingle exterior; multi-lite wood windows; and false shutters. 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 significant as a residential example of Hope's work in the Monterrey style and illustrates the progression of his career as national architectural trends evolved. 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.**.

BE IT FURTHER RESOLVED, the designation shall exclude the rear 1972 and 2014 additions and the side 1996 addition.

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:

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney