



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: January 11, 2018 REPORT NO. HRB-18-002

HEARING DATE: January 25, 2018

SUBJECT: **ITEM 7 – Edward Molloy/Frank Hope Jr. House**

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

APPLICANT: Alexander and Megan Guyott represented by Johnson & Johnson

LOCATION: 2702 Willow Street, 92106, Peninsula Community, Council District 2
APN 450-131-10-00

DESCRIPTION: Consider the designation of the property located at 2702 Willow Street as a historical resource.

STAFF RECOMMENDATION

Designate the Edward Molloy/Frank Hope Jr. House located at 2702 Willow Street as a historical resource with a period of significance of 1941-1945 for Criterion B and period of significance of 1928 for Criterion C & D. The designation excludes the detached garage and rear *casita*. This recommendation is based on the following findings:

1. The resource is identified with aeronautical engineer and technical writer Edward Molloy, a historically significant person, and retains integrity for that association between 1941 and 1945 when Edward Molloy resided at 2702 Willow Street. During his tenureship, he authored and published important technical aeronautical engineering manuals used as reference and training guides in preparation of World War II.
2. 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 1928 period of significance. Specifically, the resource features one and two story massing with low pitched terra cotta tile roofs, a moderate overhang with exposed rafters on the primary facades, lightly sand-textured stucco exterior finish, multi-light wood sash windows, and decorative finishing details. The decorative finishing details include adz textured wood corbels, beams, and window sashes, a corner focal window accented with glazed tiles that is offset with a chamfered stucco corner on the second story, oversized rivets on primary second story window sashes, wrought iron hardware, and wood spindles at the front entrance.

3. The resource is representative of the notable work of Master Architect Frank Hope Jr. (1901-1994) and retains integrity as it relates to his early body of work. Specifically, the resource is an early representative example of Hope's work when he first established his architectural practice in 1928 and is an example of his custom residential architecture in the Spanish Eclectic style.

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 one and two story single-family residence built in 1928 in the Spanish Eclectic style. The house is located on a corner lot at Willow and Freeman Streets in the Loma Portal neighborhood of the Peninsula Community.

The property was identified in the *San Diego County Regional Airport Authority Quieter Home Program Survey* and assigned a Status Code of 3D—a contributor to the *Potential Loma Portal National Register Historic District*.

The historic name of the resource, The Edward Molloy/Frank Hope Jr. House, has been identified consistent with the Board's adopted naming policy and reflects the name of Edward Molloy, a historically significant individual, and Frank Hope Jr. an established Master Architect.

ANALYSIS

A Historical Resource Research Report was prepared by Johnson & Johnson Architecture that concludes that the resource is significant under HRB Criteria B, C, & D. Staff concurs that the site is a significant historical resource under HRB Criteria B, C, & D. This determination is consistent with the [Guidelines for the Application of Historical Resources Board Designation Criteria](#), as follows.

CRITERION B - *Is identified with persons or events significant in local, state or national history.*

Edward "Eddie" Molloy (1891-1972) was born in Providence, Rhode Island in 1891 to Roderick and Emma Molloy, English immigrants. He was a self-taught aeronautical engineer. His work commenced in the beginning of human flight and prior to moving to San Diego, California. Mr. Molloy worked as an aeronautical engineer at Pigeon Fraser Hollow Spar Company in Boston where they invented and manufactured a monoplane stabilizer wing and tail—*Timson-Albree*, and invented and manufactured the *Model SG* used by the U.S. Army during World War I. He became chief engineer for various aeronautical engineering companies between the late 1910s and 1920s. He collaborated with MIT and New York University professor Dr. Alexander Klemin in the development of military aircraft and production of service planes. Their collaboration resulted in the first American amphibian hydroplane and contracts with the Army Air Corp and U.S. Mail Service. In the 1930s Edward Molloy was retained by Curtis-Wright Corporation and Stinson Aircraft Corporation as chief aeronautical engineer.

He began patenting his inventions in the 1920s starting with cellular wing construction and fabrication that was characterized by great strength and lightness in weight. He successfully patented various types of landing gear including *Arresting Gear* used for restricted landing areas, *Beaching Gear* used for flying boats and seaplanes to be handled in the water and on land, and a

Wing Flap Operation and Overload Safety Device, which allowed wing flaps to yield or retract while still permitting automatic extension of the flaps when damaging forces from air or water spray has been relieved.

In 1940, Edward Molloy moved to San Diego, California, becoming the new works manager for Ryan Aeronautical Company (demolished). He supervised the company's mass production of primary training planes for the U.S. Army, U.S. Navy, and American allies. Within 16 months, in January 1942, he was promoted to Vice President. He collaborated on the development of the *Ryan ST-3*, which was the newest low-wing, open cockpit training plane for commercial use at Ryan Aeronautical Company. In preparation of World War II, British and Australian industrial executives toured Ryan Aeronautical and conferred with the company President, T. Claude Ryan, and Vice President Eddie Molloy, under secret mission from their governments.

Mr. Molloy's inventions and expertise advanced the aeronautical industry and culminated with his contribution to the aerospace industry through his technical publications. He shared his knowledge as a technical writer and editor, publishing pivotal aeronautical and mechanical engineering essays and manuals that became essential reference and training books held in U.S. libraries and academic institutions. His publications are located in the Library of Congress and were published by leading science and technology publishing companies, including the George Newnes Ltd. London, England and the Chemical Publishing Company, New York. Of the more than 100 publications he wrote between 1940 and 1972, forty-two were written during the preparation of World War II while he lived at 2702 Willow Street from 1941-1945.

Significance Statement: The resource is identified with Edward Molloy, a historically significant person and retains integrity for that association from 1941-1945. Specifically, 2702 Willow Street is associated with Edward Molloy during a pivotal period of his technical writing and publishing career that contributed to the advancement of the aeronautical industry, becoming an essential reference, and training guide used in the preparation of World War II. There are no other extant properties associated with him during this pivotal period of his technical writing and publishing career. Therefore, staff recommends designation of 2702 Willow Street under Criterion B for its association with Edward Molloy, a historically significant person.

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.*

2702 Willow Street is located at the corner of Willow and Freeman Streets in the Loma Portal neighborhood of the Peninsula community. Master Architect, Frank Hope, Jr. (1901-1994) designed the house in 1928 in the Spanish Eclectic style. The residence, approached from Willow Street via an original grouted flagstone pathway, is one and two stories with a sand-textured stucco finish and low-pitched terra cotta tile roofs. An original one story detached garage with an attached non-historic casita is setback from Willow Street on the northeast side of the property.

The fenestration is asymmetrical with the front entrance centrally located, but articulated on the one story wing of the southeast facade fronting Willow Street. The one story wing has a side gable tile roof with a front entry porch covered by the principal roof and supported by an adz textured post and beam header with decorative corbels. Wood spindles, also used as a decorative accent, fill the portion of the roofline and porch header and railing. Windows on the primary facades consist mostly of multi-light wood sash casements that were replaced in-kind in 2015 as part of the *Quieter*

Home Program. Original window finishing details include adz textured sashes, oversized rivets on the second story windows, and wood spindle window grilles on windows adjacent to the front entry. A focal window, recessed at the south corner of the first story is set behind a heavy adz textured header with large corbels and a decorative glazed tile surround. This focal window is offset above with a second story chamfered corner.

Modifications at the front of the house include a low garden wall that was added in 1989, glazed tile at the bottom of the focal window, and non-grouted flagstone paths. The non-historic casita located at the rear of the property and attached to the garage was remodeled in 1990; the original date of construction is unknown. In 2014, at the rear northeast facade a segment of the roof was replaced and bird stops were added. The tile roof replacement addressed leaks and accommodated new kitchen vent flashing. Also in 2014, an exterior wrought iron gate and wing wall located at the east corner of the house, adjacent to the driveway were removed; in addition a shared garden wall delineating the northeast side of the driveway was removed after being damaged by a tree. In 2015, as a participant in the *Quieter Home Program*, the windows, doors, and HVAC system were replaced as part of the Federal Aviation Administration's sound attenuation program. These changes were reviewed by HRB Staff and deemed consistent with the *U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties*.

Overall, the modifications do not diminish the historic integrity of this Spanish Eclectic style residence nor do they affect Frank Hope Jr's design, composition, massing, scale or decorative elements, thereby 2702 Willow Street remains eligible for designation 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 of the region. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, and unusually rich and varied series of decorative precedents. The style employed a variety of floor plans and roof forms, such as, gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include stucco exterior wall surfaces, Mission and Spanish terra cotta clay tile; focal windows; arched windows and other openings; and accented entries.

Significance Statement: 2702 Willow Street continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including one and two story massing with low pitched terra cotta tile roofs; a moderate overhang with exposed rafters on the primary facades; lightly sand textured stucco exterior finish; multi-light wood sash windows and decorative finishing details that include adz textured wood corbels, beams, and window sashes; a corner focal window accented with glazed tiles that is offset with a chamfered stucco corner on the second story; oversized rivets on primary second story window sashes, wrought iron hardware, and wood spindles at the front entrance. 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.*

2702 Willow Street represents the notable work of Master Architect, Frank Hope Jr. (1904-1994) and his range of style and types of architecture. The residence was designed in the Spanish Eclectic style in 1928, early in Frank Hope Jr's, career as an architect, the year he became licensed, and the year that he started his own architectural practice. Recognized by the City of San Diego as a Master Architect, Frank Hope Jr., was a prolific architect who shaped the built environment of the San Diego region from 1925 until his retirement in 1966.

The design is an early example of Frank Hope Jr's body of work. It shows his mastery of style and design. The corner window maximizes the views of the harbor, downtown, Coronado and North Island. The massing and details are expertly organized. His use of high quality materials and decorative finishing details make this residence a distinguishable Spanish Eclectic style residence in keeping with the prominence of the neighborhood. The property has a stately feeling and conveys the abundant resources and style of the era. It also foreshadows the minimal aesthetic that is to come in the mid-century modern era. As Frank Hope Jr. developed his style, the prominent yet restrained feeling of this property shows his design ethic at the beginning of his career. As an early project in his body of work, the house is a physical representation of his early mastery in architecture.

Master Architect, Frank L. Hope 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 and designer for the San Diego architectural firm Requa and Jackson. 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 also one of the most influential architectural firms in San Diego. His firm designed many well-known high rise structures, residences, Catholic churches, schools, hospitals, cultural and academic buildings 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.

Mr. 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), built in the Modern Ranch style in 1947. Since that time, two other original design of Hope's have been listed on the local register - the Luigi and Louise Perna/Frank Hope, Sr. House at 2320 Hickory Street (HRB Site # 1065), built in the Spanish Eclectic style in 1928; and Lawrence and Mary Oliver/Frank Hope, Sr. House at 815 Armada Terrace (HRB Site #1169), built in the Spanish Eclectic style in 1935.

Significance Statement: 2702 Willow Street retains historic integrity to its original design and contributes to a greater understanding of Frank Hope Jr's overall body of work. It illustrates his early design aesthetic, and ability to adapt character defining features of the Spanish Eclectic style to create distinct custom residential work. Serving as an example of the notable work of Master Architect, Frank Hope Jr., staff recommends designation under HRB Criterion D.

CRITERION E - *Is 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 *Proposed Loma Portal Historic District* has not been listed on or determined eligible by the National Park Service or the State Historic Preservation Office for listing on the State or National Registers. Therefore, 2702 Willow Street, a proposed contributing building to the Proposed District is not eligible for designation under HRB Criterion E.

CRITERION F - *Is 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.*

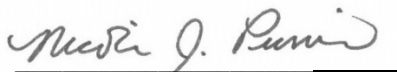
The property at 2702 Willow Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

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 Edward Molloy/Frank Hope Jr. House located at 2702 Willow Street be designated with a period of significance from 1941-1945 under HRB Criterion B for significant person, Edward Molloy, and a period of significance of 1928 under HRB Criterion C as a good example of the Spanish Eclectic style and HRB Criterion D as a representative example of Master Architect, Frank Hope Jr. The designation excludes the detached garage and *casita* located at the rear of the property.



Nicole J Purvis
Assistant Planner



Sonnier Francisco
Senior Planner/HRB Liaison

njp/sf

Attachment(s):

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

RESOLUTION NUMBER N/A

ADOPTED ON 1/25/2018

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/25/2018, to consider the historical designation of the **Edward Molloy/Frank Hope Jr. House** (owned by Alexander P & Megan O Guyott, 2702 Willow Street, San Diego, CA 92106) located at **2702 Willow Street, San Diego, CA 92106**, APN: **450-131-10-00**, further described as BLK 20 LOT 13 LOT 12 & S 1/2 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 Edward Molloy/Frank Hope Jr. House on the following findings:

(1) The property is historically significant under CRITERION B for significant person and retains integrity for that association between 1941 and 1945 when Edward Molloy resided at 2702 Willow Street. During his tenureship, he authored and published important technical aeronautical engineering manuals used as reference and training guides in preparation of World War II. 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 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 1928 period of significance. Specifically, the resource features one and two story massing with low pitched terra cotta tile roofs, a moderate overhang with exposed rafters on the primary facades, lightly sand-textured stucco exterior finish, multi-light wood sash windows, and decorative finishing details. The decorative finishing details include adz textured wood corbels, beams, and window sashes, a corner focal window accented with glazed tiles that is offset with a chamfered stucco corner on the second story, oversized rivets on primary second story window sashes, wrought iron hardware, and wood spindles at the front entrance. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(3) The property is historically significant under CRITERION D as a notable work of Master Architect Frank Hope Jr. (1901-1994) and retains integrity as it relates to his early body of work. Specifically, the resource is an early representative example of Hope's work when he first established his architectural practice in 1928 and is an example of his custom residential architecture in the Spanish Eclectic style. 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 exclude the detached garage and rear *casita*.

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: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney