



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: September 13, 2012 REPORT NO. HRB-12-049

ATTENTION: Historical Resources Board
Agenda of September 27, 2012

SUBJECT: **ITEM #9 – Frank and Barbara Hope, Jr. House**

APPLICANT: Donald and Barbara Foster represented by Vonn Marie May

LOCATION: 3430 Bangor Place, 92106, Peninsula Community, Council District 2

DESCRIPTION: Consider the designation of the Frank and Barbara Hope, Jr. House located at 3430 Bangor Place as a historical resource.

STAFF RECOMMENDATION

Designate the Frank and Barbara Hope, Jr. House located at 3430 Bangor Place as a historical resource with a period of significance of 1967 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Post and Beam architecture with International Style influences and retains a good level of architectural integrity from its 1967 period of significance. Specifically, the resource exhibits an irregular floor plan that is highly responsive to the topography; low-pitched hipped wood shingle roof; vertical wood siding; horizontal massing; and fenestration consisting of floor-to-ceiling glass and repeating bands of wood casement and fixed windows.

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 on an eastward-facing knoll in Point Loma's Fleetridge Heights subdivision.

The historic name of the resource, the Frank and Barbara Hope, Jr. House, has been identified consistent with the Board's adopted naming policy and reflects the name of the original owners who constructed the house as their personal residence.

ANALYSIS

A historical resource research report was prepared by Vonn Marie May, which concludes that the resource is significant under HRB Criteria C and D. Staff concurs that the site is a significant historical resource under HRB Criterion C, but not HRB Criterion D. 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 1967, the subject building is primarily a two story house that steps up the lot's dramatic slope to a one story façade at the west side of the property. The house is composed of a central linear structure flanked by two square volumes: the garage to the west and the cantilevered living room to the east. The house is entirely clad in vertical wood siding and wood shingles for the low-pitched hipped roofs. Eaves are shallow throughout and incorporate a wooden roof drain. The roofs of the garage and living room are topped with copper hipped vent elements with an eagle weathervane for the garage. Wood casement and fixed windows are typical throughout, and floor-to-ceiling glass is reserved for the cantilevered living room, allowing for ample views of the outdoors.

The entry at the west elevation begins with a descending driveway to the garage which is set far forward, allowing generous space for a more private patio garden and residential entry. A 20' long wood pergola abuts the south wall of the garage and leads to the oversized entry door with elaborate designs in each inset. Custom sidelights feature etched art glass with a bamboo motif.

The view of the house from Bangor Street reveals long ribbons of windows and the cantilevered living room with floor-to-ceiling glass at the east elevation. Exterior applied decoration is minimal throughout and only an exterior runner detail delineates the living room. The living room is supported below by wood encased steel 'Lally' members. Underneath the living room is a wood deck and generous secondary patio space provided by a low retaining wall to the south.

The remaining north and south façades are stark, with few windows and reveal most of the utilitarian elements required for residential use.

Over the years there have been few modifications to the property. According to the Residential Building Record, the Thompsons removed two interior walls in a 1989 kitchen remodel shortly after having purchased the property from the Hopes in 1985. It is also believed at this time the Thompsons made front landscape improvements to include a brick patio to replace the lawn and the installation of wood composite deck board for a new entry walk to the front door – the color of which is neutral and does not compete with the existing surrounding elements. Based on the age of the house, staff believes the garage door was originally a tilt-up that at some unknown time was modified to operate as a roll-up.

The San Diego Modernism Context Statement identifies 1950-1970 as the period for Post and Beam architecture, which is characterized primarily by direct expression of the structural system, usually wood or steel frames; horizontal massing; flat or shallow pitch roofs with deep overhangs or no parapet; minimal use of solid load bearing walls; absence of applied decoration; strong interior/exterior connections; open interior floor plans; and exterior finish materials that usually include wood steel and glass. The Context Statement notes the relative rarity of the style, and identifies expression of the structural system through expansive floor-to-ceiling glass and wood or steel framing as critical elements to conveying the style.

The limited modifications to the subject building do not alter its character defining features or significantly impair the design, materials, workmanship or feeling aspects of integrity as it relates to the 1967 date of construction. The house continues to convey the historic significance of Post and Beam style architecture by embodying the historic characteristics associated with the style, including strong horizontal massing, honest expression of structural and utility systems, low-pitched roof, wood exterior finish materials, floor-to-ceiling glass, and strong interior/exterior connections. Influences of the International style are conveyed through the lack of applied ornament, horizontal bands of windows, asymmetrical façades and strong geometric forms. 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 historical report concludes that the subject property is significant under Criterion D as the work of Master Architect Frank L. Hope, Jr. Staff does not concur with this conclusion and believes there is confusion in distinguishing between the subject architect and his father with the same name.

It should be noted that the subject architect, Frank L. Hope, Jr. was born in 1931 and is not established as a Master Architect as opposed to his father, Frank L. Hope, Jr. (now Sr.) who was born in 1901 and is established as a Master Architect. The father's status as a Master Architect came in 2007 with the designation of the Frank L. Hope, Jr. House (HRB site #803), which he designed and built in 1947 for himself and his wife Marion – the subject architect was only 16 at the time and his father had not yet changed his name to Hope, Sr. The subject house was designed and built 20 years later by Frank L. Hope, Jr. (the son) for himself and his wife Barbara.

The subject architect, Frank L. Hope, Jr. (born in 1931) has yet to be established as a Master Architect by the City of San Diego Historical Resources Board. The historical report does not provide sufficient evidence to determine Master Architect status; therefore, staff cannot recommend 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 Frank and Barbara Hope, Jr. House located at 3430 Bangor Place be designated with a period of significance of 1967 under HRB Criterion C as a resource that embodies the distinctive characteristics of Post and Beam architecture with International Style influences. 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
Planning Intern



Cathy Winterrowd
Assistant Deputy Director/HRB Liaison

CP/JB/cw

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 9/27/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/27/2012, to consider the historical designation of the **Frank and Barbara Hope, Jr. House** located at **3430 Bangor Place, San Diego, CA 92106**, APN: **530-631-03-00**, further described as LOT 12 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 **Frank and Barbara Hope, Jr. 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 Post and Beam architecture with International Style influences and retains a good level of architectural integrity from its 1967 period of significance. Specifically, the resource exhibits an irregular floor plan that is highly responsive to the topography; low-pitched hipped wood shingle roof; vertical wood siding; horizontal massing; and fenestration consisting of floor-to-ceiling glass and repeating bands of wood casement and fixed windows. 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