



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: 10/10/2024 REPORT NO. HRB-24-036

HEARING DATE: 10/24/2024

SUBJECT: **ITEM #2 – LUCY C. WARNER/ F.E YOUNG SPEC HOUSE**

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

APPLICANT: Kendell C. Klein & Paul T. Appicelli represented by Legacy 106, Inc.

LOCATION: 1735 Pentuckett Avenue, North Park Community, Council District 3
APN 540-370-12-00

DESCRIPTION: Consider the designation of the Lucy C. Warner/ F.E Young Spec House located at 1735 Pentuckett Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Lucy C. Warner/ F.E Spec House located at 1735 Pentuckett Avenue as a historical resource with a period of significance of 1927 under HRB Criteria C and D. The designation excludes the 1968 swimming pool and deck, 1990s pergola and shed, and 2019 second-story bedroom addition all constructed outside the period of significance. The designation includes the adze-struck open ceiling in the living room, the primary staircase with wrought-iron metal railings, and Moorish style parabolic firebox. 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 Colonial Revival style and retains integrity from its 1927 period of significance. Specifically, the resource features an asymmetrical façade, cross-gabled and flat roof, Spanish barrel tile roofing, cantilevered projection with decorative wood corbels, medium-grain stucco exterior, recessed entry doorway with solid paneled door, and fenestration consisting of divided-lite wood casement windows, tripartite wood window sets, and a fixed picture window. The interior adze-struck open ceiling in the living room, the primary staircase with wrought-iron metal railings, and Moorish style parabolic firebox are original to the date of construction and are designed consistent with the Spanish Colonial Revival style of the residence.
2. The resource is representative of the notable work of Master Builder F.E Young and retains integrity as it relates to the original 1927 design. Specifically, the resource continues to reflect Frank E. Young's original design, intent and aesthetic and is a unique example of Young's early residential work in the Spanish Colonial Revival architectural style prior to

incorporating F.E Young Construction Company and designing larger, often civic, or educational buildings.

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 was located within the boundary of the 2016 North Park Community Plan Area Historic Resources Survey but was not identified in the survey because it was not evaluated.

The historic name of the resource, the Lucy C. Warner/ F.E Young Spec House, has been identified consistent with the Board's adopted naming policy and reflects the name of Lucy C. Warner who constructed the house as a speculation house and the name of F.E Young, a Master Builder.

In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National, California, and City of San Diego Registers recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.

Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [Guidelines for the Application of Historical Resources Board Designation Criteria](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

ANALYSIS

The property located at 1735 Pentuckett Avenue is a two-story, Spanish Colonial Revival style single-family residential building constructed in 1927 in the North Park Community Planning Area. Other buildings and structures present on site include a detached two-car garage, shed, pergola and swimming pool. The property backs up to the 34th Street canyon in the Ravenna Park subdivision. The property is in its original location.

Since its construction in 1927 the property has been modified as follows: In 1968 a gunite pool was permitted and constructed along with an adjacent wooden pool deck to the north of the resource and garage. In the 1990's a storage shed was added to the north side of the driveway along with a wooden pergola over the pool deck. A permitted second-floor bedroom was added to the second story in 2002, which was removed during a permitted second-floor master bedroom addition and reroof project in 2019. The 2019 addition is located on the second-story and is differentiated with a lighter-grain stucco, score lines, and simpler window designs. Heritage Preservation staff approved

the addition as consistent with the Secretary of the Interiors (SOI) Standards for Rehabilitation. Solar panels were added to the resource in 2020. At an unknown date the garage door was replaced with a modern, faux-wood garage door. Flagstone pavers were added to the front of the resource at an unknown date.

A Historical Resource Research was prepared by Legacy 106, Inc. 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 property was constructed in the Spanish Colonial Revival Style with a two-story form. The roof is cross-gabled with Spanish tile covering and exposed rafters with little eave overhang, a tower element, and flat portions at the rear. A second level bump-out projects on the northwest elevation with exposed wooden corbels. The residence is clad in medium-grain stucco, contains an irregular floor plan, and exhibits an asymmetrical primary façade.

The west, primary, elevation faces Pentuckett Ave, exhibiting the building's two-story massing. Just below the gable apex is a deep stucco inset of a circular, sculpted, plaster ornament. There are two groupings of two and three wood framed, 3-lite, casement windows with wrought iron balconettes. The north half of the first floor is characterized by two tall, narrow, windows fronted by diamond-pattern Mashrabiya plaster screens set in front of internal glass panes. The south half of the first floor is characterized by a wide, fixed picture window. The front entry is set back with a deep inset, arched, entry vestibule with a wood paneled front door and an adjacent, narrow art glass window.

A detached two-car garage, built in 1927 per the Residential Building Records, is located to the north of the residence. This garage features a modern, faux-wood garage door, stucco cladding, and a flat, tiled roof with two wood windows. As this is an original accessory structure that dates to the 1927 period of significance, staff recommends the inclusion of this building in the designation.

Other features proposed for designation include the following interior elements: adze-struck open ceiling in the living room, primary staircase with wrought-iron metal railings, and Moorish style parabolic firebox. These interior elements showcase the Spanish Colonial Revival style and quality of design and workmanship associated with the property. While interior elements are not required for designation, staff supports their inclusion.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Colonial Revival Style. The property, which has been modified as detailed at the beginning of the analysis section of this report, retains integrity. The pool, modern garage door, shed, and walkways, are minor in nature and do not detract from the Spanish Colonial Revival Style. The 2019 addition to the building is limited to the rear façade where visibility is minimized and were approved by Heritage Preservation staff as consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation. Therefore, the property does retain integrity to its 1934 period of significance 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 Colonial Revival 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 Moorish, 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 tiles, focal windows, arched windows and other openings, and accented entries.

Significance Statement: The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains integrity from its 1927 period of significance. Specifically, the resource features an asymmetrical façade, cross-gabled and flat roof, Spanish barrel tile roofing, cantilevered projection with decorative wood corbels, medium-grain stucco exterior, recessed entry doorway with solid paneled door, and fenestration consisting of divided-lite wood casement windows, tripartite wood window sets, and a fixed picture window.

The designation includes the following interior elements: adze-struck open ceiling in the living room, primary staircase with wrought-iron metal railings, and Moorish style parabolic firebox. These interior elements showcase the Spanish Colonial Revival style and quality of design and workmanship associated with the property. Therefore, staff recommends designation under HRB Criterion C. Designation under Criterion C would exclude the 1968 pool and deck, 1990s pergola and shed, and 2019 second-story bedroom addition, all of which were constructed outside the 1927 period of significance.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Francis "Frank" E. Young was born in Pennsylvania on July 8, 1896. He graduated with a civil engineering degree from the Carnegie Institute of Technology and later went on to become a chief draftsman for the Aetna Chemical Company as well as a general manager for a large contracting firm. Frank's second wife, Frances Ogle, and he moved to San Diego in 1925 as he founded the F.E. Young Construction Company. After this he worked as a consultant on real estate issues for civic and business organizations and estates. He was chairman of the F.E. Young Foundation and gave out numerous scholarships to Fathers Association of Culver Military Academy and Stanford University.

In 2000, The Historical Resources Board established him as a Master Builder with the designation of the Veterans' War Memorial Building in Balboa Park (HRB Site # 412). After this construction, Frank went on to build many homes in the popular Spanish Eclectic and Colonial Revival style. He remained active in designing churches and commercial buildings through the Great Depression of the 1930s until World War II. His obituary in the San Diego Union indicates that his company also built The Union-Tribune building, San Diego Public Library, and many public schools within San Diego.

Partial List of Notable Works:

- HRB #412- Veterans' War Memorial Building (3325 Zoo Drive), 1950
- HRB #532- 4395 Ampudia Street
- HRB #542- 15 Olivetas Avenue
- HRB #956- 1891 Viking Way
- HRB #1091- 418-420 Coast Boulevard South
- HRB #1208- Frank and Frances Young House
- San Diego Civic Center and Community Concourse

Between May and June of 1927, Young began work on the subject resource. The legal Notice of Completion shows F.E. Young completed the house on September 12, 1927, prior to beginning work on his own residence in Sunset Cliffs which was constructed between September and December of 1927.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion D as a resource that represents the notable work of Master Builder F.E Young. The property, which has been modified as detailed at the beginning of the analysis section of this report, retains integrity. The pool, modern garage door, shed, and walkways, are minor in nature and do not detract from the Young's original design. The 2019 addition to the building is limited to the rear façade where visibility is minimized and were approved by Heritage Preservation staff as consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation. The property continues to exhibit features attributable to Young's original design, such as a two-story asymmetrical form, an inset arched entry, cantilevered balcony with wood details, recessed patio with false beams, and a decorative picture window. Therefore, the property does retain integrity to its 1927 period of significance under HRB Criterion D.

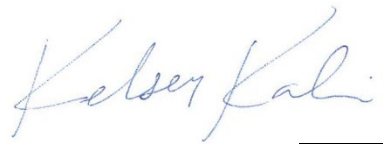
Significance Statement: The subject resource is representative of the notable work of Master Builder F.E. Young and retains integrity as it relates to the original 1927 design. The resource continues to reflect Frank E. Young's original design, intent and aesthetic, and is a unique example of Young's early residential work in the Spanish Colonial Revival architectural style prior to incorporating F.E Young Construction Company and designing larger, often civic, or educational buildings. Therefore, staff recommends designation under HRB Criterion D.

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 Lucy C. Warner/ F.E Young Spec House located at 1735 Pentuckett Avenue be designated with a period of significance of 1927 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Colonial Revival style and Criterion D as a resource that represents the notable work of Master Builder F.E Young. The designation excludes the 1968 swimming pool and deck, 1990s pergola and shed, and 2019 second-story bedroom addition all constructed outside the period of significance. The designation includes the following interior elements: adze-struck open ceiling in the living room, the primary staircase with wrought-iron metal railings, and Moorish style parabolic firebox.



Kelsey Kaline
Associate Planner
City Planning Department



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

KK/SS

Attachment(s):

1. Draft Resolution
2. Interior ceiling, staircase and firebox proposed for designation
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 10/24/2024

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/26/2024, to consider the historical designation of the Lucy C. Warner/F.E Young Spec House (owned by Kendell C Klein and Paul T Appicelli, 1735 Pentuckett Avenue, San Diego, CA 92104) located at **1735 Pentuckett Avenue, San Diego, CA 92104**, APN: **540-370-12-00**, further described as BLK 2 LOT 15 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 Lucy C. Warner/ F.E Young Spec House on the following findings:

1. The property is historically significant under CRITERION C for its distinctive characteristics of the Spanish Colonial Revival style and integrity from its 1927 period of significance. Specifically, the resource features an asymmetrical façade, cross-gabled and flat roof, Spanish barrel tile roofing, cantilevered projection with decorative wood corbels, medium-grain stucco exterior, recessed entry doorway with solid paneled door, and fenestration consisting of divided-lite wood casement windows, tripartite wood window sets, and a fixed picture window. The interior adze-struck open ceiling in the living room, the primary staircase with wrought-iron metal railings, and Moorish style parabolic firebox are original to the date of construction and are designed consistent with the Spanish Colonial Revival style of the residence. 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 Builder F.E Young and retains integrity as it relates to the original 1927 design. Specifically, the resource continues to reflect Frank E. Young's original design, intent and aesthetic and is a unique example of Young's early residential work in the Spanish Colonial Revival architectural style prior to incorporating F.E Young Construction Company and designing larger, often civic, or educational buildings. 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 following interior elements: the adze-struck open ceiling in the living room, the primary staircase with wrought-iron metal railings, and Moorish style parabolic firebox.

BE IT FURTHER RESOLVED, the designation shall exclude the 1990s pergola and storage shed, the 1968 swimming pool, and 2019 second-story bedroom 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: _____
TIM HUTTER, Chair
Historical Resources Board

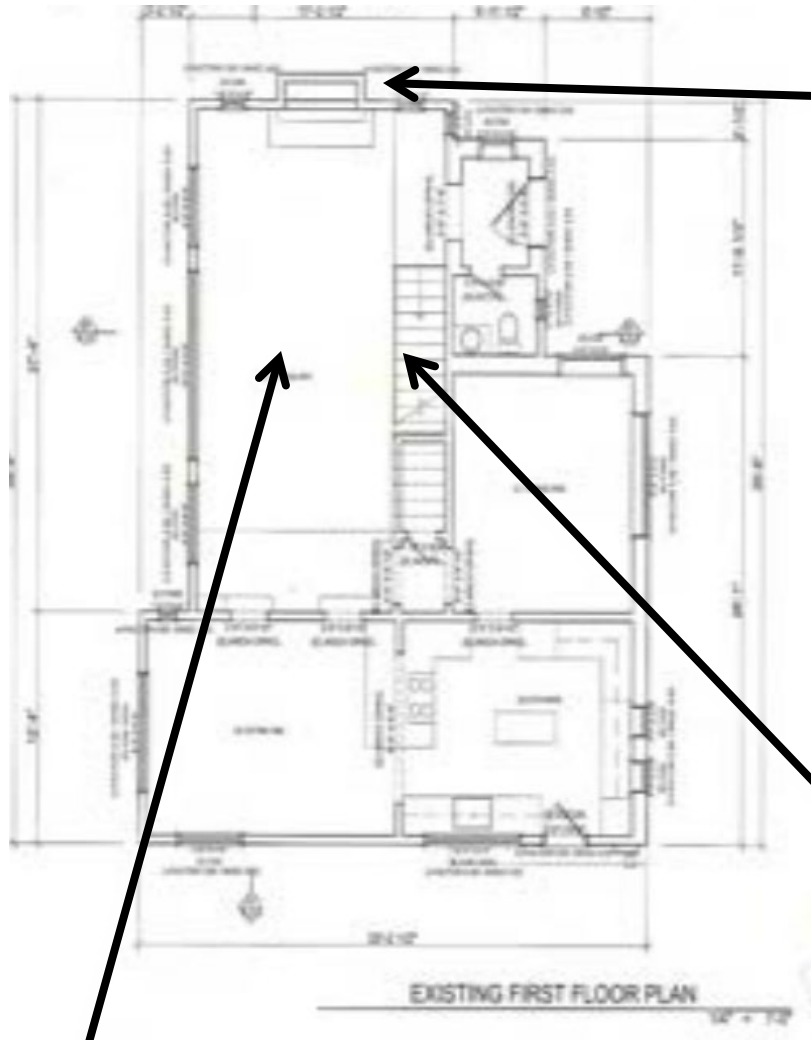
APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

DRAFT

Site Plan with Footprint

Ceiling Beams, Fireplace, and Metal Staircase Rail Included In Proposed Designation



Location of fireplace
included in designation



Location of ceiling beams
included in designation



Location of staircase railing
included in designation

