



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: July 10, 2025 REPORT NO. HRB-25-031

HEARING DATE: July 24, 2025

SUBJECT: **ITEM #3 – Le Rondelet Condominiums**

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

APPLICANT: Le Rondelet Homeowners Association represented by Heritage Architecture & Planning

LOCATION: 1150 Anchorage Lane, Peninsula Community, Council District 2
APNs 531-200-05-01 thru 531-200-05-81

DESCRIPTION: Consider the designation of the Le Rondelet Condominiums located at 1150 Anchorage Lane as a historical resource.

STAFF RECOMMENDATION

Designate the Le Rondelet Condominiums located at 1150 Anchorage Lane as a historical resource with a period of significance of 1967 under HRB Criteria C. The designation excludes the pool, spa, and cabana built outside the period of significance. This recommendation is based on the following findings:

The resource embodies the distinctive characteristics through the retention of character defining features of the Brutalist style with Googie style elements and retains a good level of architectural integrity from its 1967 period of significance. Specifically, the resource retains Brutalist features such as exposed and expressive concrete structural system, monumental massing, exposed concrete finish, repetitive façade pattern and intentional avoidance of traditional elements/ornament. The resource retains Googie style elements such as semi-circular shape, expressive flat roof form, large porte-cochere, and continuous bands of anodized dark-finished aluminum windows and sliding glass doors.

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 has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the Le Rondelet Condominiums has been identified consistent with the Board's adopted naming policy and reflects the original name of the condominium building at the time of its construction.

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 1150 Anchorage Lane is a six-story, Brutalist style with Googie-style elements, multi-family residential building constructed in 1967 in the Peninsula Community Planning Area. Other buildings and structures present on site include a pool, spa, and pool cabana building. The property is located in a relatively flat, mixed residential and commercial area near the entrance to Shelter Island in the Point Loma community. The property is in its original location.

Since its construction in 1967 the property has been modified as follows: in 1972 the building was converted from 77 apartments to 82 condominiums. This included interior changes but no exterior changes. In 1973 the pool and cabana structure was added to the courtyard and "apartment" signage was removed. In 1977 solar support structure atop the pool cabana was added. Between 1985-1990 "Le Rondelet" signage was added at the porte-cochere. In 2006, the common wall was repaired on the sixth floor between units 601 and 602, repairs were done in-kind. In 2010 the original lobby doors were replaced with glass storefronts. At an unknown date the "Le Rondelet" sign at the north gate wall was removed. Between 1973-2025, seven of the 82 upper balconies have been renovated where sliding glass doors have been moved outward to expand the interior space rather than retain the balcony space (these include units 304, 402, 510, 518, 602, 612, and 614). The fenestration for these units matches the first floor sliding glass doors and window placements and materials were replaced in-kind. All of the exterior railings are original and were retained.

A Historical Resource Research was prepared by Heritage Architecture & Planning, 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.*

The subject property is a six-story, 82-unit multi-family residential building that was constructed in 1967 in the Brutalist style with Googie-style elements. The building is an overall C-shape and is arranged on top of an underground garage structure.

The south elevation is the building's primary facade, facing the entry drive and serving as the main public entrance. At the center of this elevation is a double-height, glass storefront framed in dark anodized aluminum, marking the main lobby entry. In front of the lobby entrance is a prominent porte-cochere, a single-story flat-roofed canopy clad with standing-seam sheet metal fascia. A curved sculptural cast-in-place concrete wall supports its outer edge, visually anchoring the entrance. Above the lobby, the elevation continues with full-height sliding glass doors and windows for each unit, framed by the building's exposed concrete structure. Depending on the unit, this glass curtain wall is paired either with wide balconies or simple metal guardrails. Each vertical band maintains the same curtain wall and balcony system but the pattern is inconsistent from band to band, providing visual interest.

The north elevation faces the inner landscaped courtyard, forming the inward curve of the C-shaped structure. This elevation contains the unit entries accessed via open-air walkways on each floor, which cantilever from the structural slab. These walkways are bordered by integrally colored white precast concrete guardrails featuring a distinctive white seeded-aggregate finish. The unit entry walls are finished with contrasting precast concrete panels, integrally colored, and also featuring a seeded-aggregate finish. The entry doors are decoratively carved wood, with resin-applied detailing.

the main south façade wraps around to the east and west elevations which maintain the same architectural vocabulary. These sides maintain the same structural concrete frame and extensive glazing as the south elevation, featuring floor-to-ceiling glass doors and windows arranged rhythmically across each level. Units on these elevations also vary between balconies and guardrail-fronted facades, depending on the original floor plan. These elevations maintain visual continuity with the rest of the building while framing the open end of the courtyard.

Located opposite the open end of the C-shaped building, the single-story pool cabana features a low-slung, modern profile and houses shared amenities including a community room, gym, and locker rooms with saunas. Though simple in form, it complements the main building and frames the view from many of the residential units, contributing to the sense of a private retreat. A simple kidney shaped pool is fenced in within the courtyard, along with a mature Morton-bay fig tree.

Brutalism as an architectural style has been identified by the [San Diego Modernism Context Statement](#) as having a period of significance in the City from 1965-1975. Named after the French term for raw concrete, *béton brut*, Brutalism is a sub-type of Modern architecture directly associated with the "honest expression of materials". Brutalism buildings are generally blockish, geometric, and composed of repetitive shapes. The predominant building material is concrete, frequently revealing the intentional textures of the wood framework. The concrete is intended to be fully expressed as both the primary structural material and finish. Brutalism rejected the use of glass curtain walls as found in Contemporary architecture in favor of bulky, angular designs with less visible glass

surfaces. Common features of the style include an exposed and expressive structural system, monumental massing, angular form, exposed concrete and unornamented facades.

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 Brutalist style with Googie style elements. The modifications, as detailed in the beginning of the analysis section, do not significantly impair integrity of design, materials, workmanship, feeling or association and the building retains integrity as it relates to architectural significance. Therefore, the property does retain integrity to its 1967 period of significance under HRB Criterion C.

Significance Statement: The subject property continues to convey the historic significance of the Brutalist style with Googie style elements by embodying the historic characteristics associated with the styles. The resource embodies the distinctive characteristics through the retention of character defining features of the Brutalist style with Googie style elements and retains a good level of architectural integrity from its 1967 period of significance. Specifically, the resource retains Brutalist features such as exposed and expressive concrete structural system, monumental massing, exposed concrete finish, repetitive façade pattern and intentional avoidance of traditional elements/ornament. The resource retains Googie style elements such as circular shape, expressive flat roof form, dramatic porte-cochere, and continuous bands of anodized dark-finished aluminum windows and sliding glass doors. 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.

Le Rondelet was built by local contractor and builder Leonard Teyssier, who established Teyssier & Teyssier with his father in 1955. Teyssier is not currently established as a Master Builder in the City of San Diego and is proposed to be established as a Master Builder in the Historical Resource Research Report. The designation nomination provides all relevant information required to establish a Master Builder, however Staff does not concur that the overall work of Leonard Teyssier rises to the level of significance to establish a Master Builder.

While Teyssier operated a successful construction firm primarily throughout the 1950s to 1970s, his role in projects was almost exclusively as a general contractor. In contrast, according to the [HRB Criteria Guidelines](#), the establishment of a Master Builder requires evidence through an analytical narrative and supporting documentation in the attachments to show the high quality of their craftsmanship and/or whether peers considered them to be a Master. Beyond Le Rondelet, there is a lack of information available currently about any distinctive or original design work, innovation, or substantial influence on the architectural development of San Diego by Teyssier. Nearly all significant projects attributed to Teyssier & Teyssier were designed by prominent architects, including Donald Campbell, Kenneth S. Wing, Frank L. Hope & Associates, and Mosher & Drew. Besides the subject property, Teyssier did not typically provide architectural plans or design vision; instead, he implemented others' designs. Teyssier's project portfolio does not reveal a consistent stylistic identity or innovation that advanced San Diego's architectural character in a meaningful way. In high-profile endeavors, such as the Starlight Express elevator at the El Cortez Hotel or the Ocean Beach Pier, Teyssier functioned as a contractor under the direction of architectural or engineering

firms. These projects, while significant, reflect collaborative or subordinate contributions, not the independent and visionary leadership associated with master builder recognition.

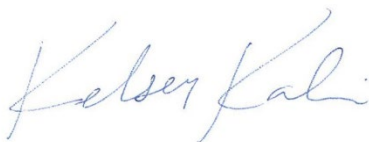
While Teyssier & Teyssier completed a moderate number of institutional, ecclesiastical, and civic projects, the quantity of work alone does not meet the criteria for master designation. Without a record of exceptional quality, innovation, or influence, volume alone is not a sufficient basis for designation. Therefore, staff does not recommend designation under HRB Criterion D. As the property is not significant under Criterion D, an evaluation of integrity as it relates to Criterion D is not relevant or required.

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 Le Rondelet Condominiums located at 1150 Anchorage Lane be designated with a period of significance of 1967 under HRB Criterion C, as a good example of the Brutalist style with Googie-style elements. The designation excludes the pool, spa, and cabana built outside the period of significance.



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Attachment(s):

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