



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: July 8, 2026 REPORT NO. HRB-26-028

HEARING DATE: July 23, 2026

SUBJECT: **ITEM #2 – Russell and Virgie Babcock House**

RESOURCE INFO: California Office of Historic Preservation Pending Nominations:
[Russell E. and Virgie R Babcock House National Register Draft \(ca.gov\)](#)

APPLICANT: Scott and Jessica Manos represented by Urbana Preservation and Planning

LOCATION: 2694 Bayside Walk, Mission Beach Community, Council District 2

DESCRIPTION: Review the Russell and Virgie Babcock House National Register Nomination

STAFF RECOMMENDATION

Recommend to the California State Office of Historic Preservation the listing of the Russell and Virgie Babcock House with a period of significance of 1960 at a local level of significance under National Register Criteria C.

BACKGROUND

This item is being brought before the Historical Resources Board pursuant to the California State Office of Historic Preservation's (OHP) requirement that the local jurisdiction be provided 60 days to review and comment on a nomination to the National Register of Historic Places. A National Register of Historic Places Nomination Report was prepared and submitted to the OHP by Urbana Preservation and Planning. A recommendation by the Historical Resources Board to the OHP is not a designation action, and the proposed historic resource will not be listed in the City of San Diego Register of Historic Resources as a result of the Board's recommendation or as a result of listing on the National Register by the State. The Russell and Virgie Babcock House is not currently listed on the San Diego Register. However, if listed or determined eligible for listing on the National Register by the State Historic Resources Commission and the State Historic Preservation Officer, the resource would meet the definition of a designated historical resource under the City's Municipal Code and would be subject to compliance with the City's Historical Resources Regulations.

ANALYSIS

The Russell and Virgie Babcock House is being nominated to the National Register of Historic Places under Criterion C as a significant historical resource at the local level for its association with its

architectural style under Organic/Expressionism and its association with Kendrick Bangs Kellogg. Staff concurs that the site is a significant historical resource under National Historic Register Criterion C as follows.

NATIONAL REGISTER CRITERION C – Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

The National Register Nomination Report finds the property to be eligible under Criterion C at the local level of significance in the area of Architecture, as a building that embodies the distinctive characteristics of the Organic/Expressionism known as Organic Geometric style architecture in San Diego by master architect Kendrick Bangs Kellogg.

Construction on the corner lot with views onto the beach in the Mission Beach Community began in 1959 and finished in 1960. The main house was constructed in the Organic/Expressionist style. Both the house and the rear addition done in 2006, were designed by Kendrick Bangs Kellogg. This addition is in keeping with the Secretary of the Interior's Standards and does not impair the historic integrity of the house.

The main house is a two-story single-family house that is level with the beach and pedestrian walkway. Due to the triangular shape of the lot, the house's massing is also triangular. The overall form is a triangular prow shape that faces the beach and pedestrian walk, with asymmetrical elevations. The front portion's roof is a steep A-frame and the back is a collection of overlapping geometric forms, which extends to the garage. The building features large windows in geometric panes, metal roofing, and slanted wooden lap. In many areas, the building features decorative opaque geometric glass panels.

The house's two-story primary façade faces east, towards the beach and pedestrian promenade and has a low decorative stone wall separating it from the walkway and the bay. The front is a projecting two story glass A-frame with deep overhanging eaves and geometric windowpanes and has a hanging fiberglass lamp with four graduated shades hanging from the central roof beam. There are two sets of wooden entry doors, one set on each plane of the A-frame. To the left is a stone chimney which prominently features on the front left projection. The south façade of the house faces San Luis Ray Place and has a rock wall intersecting the windowpanes to transition from the front prow shape into the rest of the home. The second story features a steeply pitched roof with a line of clerestory windows looking out over the first story. The first story on the east side is covered by overlapping sheets of copper roofing which form triangular patterns. The rear of the house has a carport and four garage doors angled in a sawtooth pattern with decorative geometric patterns filled with decorative fiberglass panes.

Modifications to the property include a 2006 addition on the rear designed by Kellogg and San Diego artist James Hubble. This addition added to the second story of the building and enclosed the carport. In 2025 the copper roofing excepting one on the lower rear geometric sections was replaced in-kind.

The subject resource embodies the distinctive characteristics of the Organic substyle of the Modernist style, including exposed structures and materials, natural materials, geometric design motifs, angular massing, asymmetrical façades, complex roof forms, and site-specific design. The

building is done in the Expressionism or Organic Geometric style which Kellogg helped to develop in Southern California and would go on to influence the development of the modernist movement with its use of geometric forms, natural materials, and irregular floorplans. The inspiration from the sites of each building would heavily influence the designs of buildings and the layouts would be tailored to maximize views and the utility of each space. The elements of site-specific design, natural materials, angular massing, asymmetrical façades, and complex roof forms are exemplified on this property.

Kendrick Bangs Kellogg was born in San Diego in 1934 and grew up living on Balboa Court in Mission Beach. He attended four different colleges; including San Diego State College, The University of Colorado, the University of Southern California and the University of California at Berkeley. His coursework was varied and he left college without completing a degree. In 1955 Kellogg met Frank Lloyd Wright and he later traveled to Taliesin West to participate in the hands-on learning laboratory. Wright's influence can be seen in Kellogg's use of natural materials and organic designs. Kellogg worked for notable San Diego architects Sim Bruce Richards, Dale Naegle and Frederick Liebhardt.

Kellogg started his own architectural firm, and his first clients were Russell and Vergie Babcock for whom he designed the subject resource, a dramatic A-frame house in Mission Beach in 1957. Other notable works in San Diego include the Kraves Residence at 6621 Neptune Place in La Jolla, the Olfe Residence located at 8220 Paseo del Ocaso, and the Lotus House at 7799 Starlight Drive. Most of his work in San Diego is residential; however, he did also designed the Charthouse Restaurants in Point Loma and La Jolla. Kellogg's early work is almost exclusively in the Organic Geometric and Organic Free Form styles. He also liked to design structures for difficult and dramatic locations which he believed were a challenge and required original thought.

CONCLUSION

Based on the information submitted, it is recommended that the Historic Resources Board forward a positive recommendation for the Russell and Virgie Babcock House to be listed on the National Register of Historical Places under Criterion C.


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MW/ss

Attachment(s):

1. Applicant's National Register of Historical Resources Nomination Report under separate cover