



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: June 11, 2020 REPORT NO. HRB-20-010

HEARING DATE: June 25, 2020

SUBJECT: **ITEM #6 – Richard and Olivia Ledbetter/ Kendrick Bangs Kellogg House**

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

APPLICANT: David Hampton Jr. Trust; represented by Johnson & Johnson

LOCATION: 3545 Inez Street, Peninsula Community, Council District 2
APN 531-591-0400

DESCRIPTION: Consider the designation of the Richard and Olivia Ledbetter/ Kendrick Bangs Kellogg House located at 3545 Inez Street as a historical resource.

STAFF RECOMMENDATION

Designate the Richard and Olivia Ledbetter/ Kendrick Bangs Kellogg House located at 3545 Inez Street as a historical resource with a period of significance of 1967 under HRB Criteria C and D. The designation excludes the 1980 lower level addition and balcony. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Organic Geometric style and retains a good level of architectural integrity from its 1967 period of significance. Specifically, the resource exhibits an exposed structure, use of wood on the façade, large wood windows, angular massing, an asymmetrical façade, complex roof form, a design specific to its hillside site, square motifs and balconies.
2. The resource is representative of a notable work of proposed Master Architect Kendrick Bangs Kellogg, a prominent and accomplished architect responsible for the design of many quality houses and commercial buildings in the City of San Diego, and retains sufficient integrity as it relates to the original design. Specifically, the house is significant as a residential example of Kellogg's work in the Organic Geometric style and the resource reflects the importance of natural materials and integration with the site in his designs.

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 contains a one-story residence with a basement and attached carport on a hillside lot in Point Loma.

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 Richard and Olivia Ledbetter/ Kendrick Bangs Kellogg House, has been identified consistent with the Board's adopted naming policy and reflects the name of Richard and Olivia Ledbetter, who constructed the house as a speculation house and the name of Kendrick Bangs Kellogg, a proposed Master Architect.

ANALYSIS

A Historical Resource Research Report was prepared by Johnson and Johnson, 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 subject resource is a one-story house with a basement and attached carport constructed in 1967 in the Organic Geometric style. The house is located on a hillside lot and is situated to take advantage of views of the San Diego Bay. Although the floor plan is generally rectangular in shape, the exterior exhibits asymmetrical massing through the use of varied roof forms. Portions of the roof are flat with wide eaves and other parts have no eaves and extend higher than the remainder of the roofline. The exterior of the house is covered in stucco; however, the house also features floor to ceiling wood windows on the east and west elevations. The use of glass fosters the indoor/outdoor connection and strengthens the importance of the surrounding site on the house's design. Other fenestration includes the use of tall, slender, vertical windows divided into many square lites. Much like a Post and Beam style building, the structural system is exposed on portions of the exterior of the house. Balconies on the exterior of the east façade provide outdoor living space.

Few modifications have been made to the resource since its 1967 date of completion. The lower level was enclosed in 1980 to provide additional living space. A deck was also added to the lower level at the same time. These modifications do not impair integrity of design, materials, workmanship or feeling as it relates to Criterion C.

Organic Geometric architecture is a philosophy of design which promotes a harmonious relationship between buildings and nature. Organic Geometric designers made use of natural building materials such as wood and stone and designed building respectful to the site. Like their Post and Beam Modern contemporaries, Organic Geometric architects also used glass to minimize the separation between interior and exterior and encourage indoor/outdoor living. Buildings were carefully sited to

take advantage of views and other site features, often built on steep slopes and boasting large balconies. In terms of shape, architects designed these buildings with an emphasis on rectilinear geometry, and the designs are characterized by asymmetrical facades, unusual rooflines, and angular shapes. Primary character-defining features of an Organic Geometric style house are: exposed structure and materials; square, diamond and polygon design motifs; natural materials. Secondary features are: sharp angular massing; asymmetrical facades; complex roof forms; and site-specific design.

Significance Statement: The resource continues to convey the historic significance of the Organic Geometric style by embodying the historic characteristics associated with the style; including an exposed structure, use of wood on the façade, large wood windows, angular massing, an asymmetrical façade, complex roof form, a design specific to its hillside site, square motifs and balconies. 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.

The resource is representative of the notable work of proposed Master Architect, Kendrick Bangs Kellogg and retains integrity as it relates to the original design.

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 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.

Currently there are no Kendrick Bangs Kellogg designed properties on the San Diego Register. The Atoll House located at 9805 Blackgold Road in La Jolla was considered by the Historical Resources Board but not designated. Kellogg is still practicing architecture today; however, a significant enough amount of time has passed to evaluate his early work as significant.

Kellogg designed the subject resource for the Ledbetter family in 1966 in his signature Organic Geometric style. The Ledbetters owned several lots and he specifically chose this hillside property to construct their house. The resource reflects the importance of natural materials and integration

with the site in Kellogg's designs. The house is representative of Kellogg's residential work in San Diego during the early phase of his career.

Significance Statement: The subject resource retains excellent integrity and continues to reflect Kellogg's original design, intent and aesthetic. The house is significant as a residential example of Kellogg's work in the Organic Geometric style. Specifically, the resource reflects the importance of natural materials and integration with the site in Kellogg's designs. Therefore, staff recommends the establishment of Kendrick Bangs Kellogg as a Master Architect and designation of the subject property 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 the Richard and Olivia Ledbetter/ Kendrick Bangs Kellogg House located at 3545 Inez Street be designated with a period of significance of 1967 under HRB Criterion C as a good example of the Organic Geometric style and Criterion D as a notable work of proposed Master Architect Kendrick Bangs Kellogg. The designation excludes the 1980 lower level addition and balcony.



Suzanne Segur
Senior Planner
Development Services Department

SS/ss

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 6/25/2020

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/25/2020, to consider the historical designation of the Richard and Olivia Ledbetter/Kendrick Bangs Kellogg House (owned by David Hampton Jr Trust 10-04-19, 3545 Inez Street, San Diego, CA 92106) located at **3545 Inez Street, San Diego, CA 92106**, APN: **531-591-04-00**, further described as BLK 13 LOTS 11 & 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 Richard and Olivia Ledbetter/Kendrick Bangs Kellogg 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 the Organic Geometric style and retains a good level of architectural integrity from its 1967 period of significance. Specifically, the resource exhibits an exposed structure, use of wood on the façade, large wood windows, angular massing, an asymmetrical façade, complex roof form, a design specific to its hillside site, square motifs and balconies. 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 proposed Master Architect Kendrick Bangs Kellogg a prominent and accomplished architect responsible for the design of many quality houses and commercial buildings in the City of San Diego, and retains sufficient integrity as it relates to the original design. Specifically, the house is significant as a residential example of Kellogg's work in the Organic Geometric style and the resource reflects the importance of natural materials and integration with the site in his designs. 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 1980 lower level addition and balcony.

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:

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

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