



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: February 14, 2013 REPORT NO. HRB-13-008

ATTENTION: Historical Resources Board  
Agenda of February 28, 2013

SUBJECT: **ITEM #6 – Thomas and Margaret Turney House**

APPLICANT: Ramin Pourteymour Trust represented by Vonn Marie May

LOCATION: 9805 Blackgold Road, La Jolla Community, Council District 1

DESCRIPTION: Consider the designation of the Thomas and Margaret Turney House located at 9805 Blackgold Road as a historical resource.

STAFF RECOMMENDATION

Designate the Thomas and Margaret Turney House located at 9805 Blackgold Road as a historical resource with a period of significance of 1971-1978 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 Organic Free-Form Modern architecture and retains a good level of architectural integrity from its 1971-1978 period of significance. Specifically, the resource features a curvilinear organic form; a low-lying, sloped roof with scallop-shaped wide roof overhangs; sharp angular massing; concrete columns with barrel and groin vaults surrounding the structure; asymmetrical facades; the use of natural materials including lava rocks on the site walls, planters and the two large masonry chimneys; full-length glass doors and windows throughout the structure; and integration with the topography and site.

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 subject property is located on the northern side of Blackgold Road, west of North Torrey Pines Road within the La Jolla Farms subdivision of the La Jolla Community.

The historic name of the resource, the Thomas and Margaret Turney House, has been identified consistent with the Board's adopted naming policy and reflects the names of the owners who had the house constructed as their personal residence. The Turneys lived at the house for several years before selling the property to Peter and Irma Corrente, who finished construction.

## ANALYSIS

An historical resources 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 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 one-story structure located at 9805 Blackgold Road is an Organic Free-Form Modern style house constructed between 1971 and 1977 and features a curvilinear organic form; a low-lying, sloped roof with scallop-shaped wide roof overhangs; sharp angular massing with asymmetrical facades on the southeast and southwest quadrants and two full-length masonry chimneys covered in natural lava rock that curves down to the low-lying walls. The front portion of the roof is held up by twenty-four concrete columns with barrel and groin vaulting that surround the entire curvilinear structure. Recessed arched glass doors with transoms are in between each column and feature wood sashes with curved corners. The northwest quadrant features stained glass by artist James Hubbell, which is in the organic free-form design. The main entrance is located in the southwest quadrant and features curved lava rock masonry walls that surround two small pools with Hubbell designed sculptures and a common path where the water flows to them. The water path is covered by a clear acrylic which connects the front entrance to the front yard and the circular driveway.

The three-car garage, which was originally designed as three carports, is located in the southeast quadrant of the house. Adjacent to these garages is the trash enclosure and storage room which extends outward from the garages and ends in a semi-circle. The garage doors and the trash and storage doors are constructed of wood. The rear elevation consists of a large courtyard area with a pool and spa. The courtyard elevation is similar to the front with twenty-four columns with the same barrel and groin vaulting as the front elevation as well as recessed wood framed glass doors, glass walls, and arched transoms. Large semi-circular concrete steps lead to the courtyard terrace and pool area. Curved lava rock masonry walls, glass tiled fountains and planters cover portions of the southeast and northwest quadrants. A tennis court is located at the northeast corner of the property.

Several modifications have taken place on the structure which have not impacted the overall architectural integrity of the Organic Free-Form style. In 1977, the owners who purchased the property from the Turneys continued to work with Kellogg to design an extension of the master bedroom, and the addition of another bedroom and bathroom to the southeast quadrant of the structure. Kellogg also designed a carport addition and garage for the same area.

At some point between October 1999 and November 2006, the original wood fascia was covered with copper fascia except for the location of the storage/trash closets next to the garage. It was also around this time that the original blacktop circular driveway was replaced with a light brown compacted gravel material, and the natural colored concrete around the entrance and rear courtyard was tinted. In 2008, a clear hard-acrylic bridge was added to the front entrance and the original pea-gravel roof was replaced with aqua colored, gravel-like glass. Small iridescent glass tiles were also applied around the exterior surface of planters and the pool's interior wall. While not in keeping with the original design, the modifications that have occurred since 1999 do not impair the integrity of the building to the extent that it no longer conveys significance as an Organic Free-Form building.

As discussed in the "San Diego Modernism Historic Context Statement," Organic Free-Form Modern architecture is based on a philosophy of architecture known as Organic Architecture and the rise of the environmental movement of the 1960s and 1970s. Organic architecture is a philosophy of architecture defined by Frank Lloyd Wright in 1939 which suggests that the evolution of a building be by natural factors rather than by an imposed predetermined plan. Like the Organic Geometric designs in the San Diego region, Organic Free-form architectural buildings are highly influenced by the various site conditions present in San Diego. Organic Free-form architects applied the principles of organic design such as the use of natural materials and consideration of site conditions in their architecture, and in addition, executed highly artistic designs that holistically addressed every aspect of the building. Primary character-defining features include the curvilinear organic forms or sharp angular massing; natural materials such as wood, brick, stone, and glass; and integration with topography and site. Secondary character-defining features include asymmetrical facades, complex roof forms, and complete expression of design in all details. Organic Free-form structures are not mass produced and are generally not clustered in neighborhoods but occur separately, sometimes in remote areas. Examples are scattered in various parts of the San Diego region including La Jolla, Mission Beach and several surrounding cities and unincorporated areas. Organic Free-form Modern architecture is extremely rare. Properties should display all of the primary character-defining features for this sub-style and retain their original location and basic setting. Landscape styles should also be considered as integral components to these resources as well as interior spaces. The subject property is pictured in the "San Diego Modernism Historic Context Statement" as a clear example of the Organic Free-form style.

The house at 9805 Blackgold Road continues to convey the historic significance of the Organic Free-Form Modern style by embodying the historic characteristics associated with the style and features a curvilinear organic form; a low-lying, sloped roof with scallop-shaped wide roof overhangs; sharp angular massing; concrete columns with barrel and groin vaults surrounding the structure; asymmetrical facades; the use of natural materials including lava rocks on the site walls, planters and the two large masonry chimneys; full-length glass doors and windows throughout the structure; and integration with the topography and site. 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.*

Kendrick Bangs Kellogg was born in San Diego in 1934. He grew up in Mission Beach and attended college at the University of Colorado at Boulder, University of Southern California and the University of California at Berkeley. Upon returning to San Diego, Kellogg worked briefly in the offices of Sim Bruce Richards and Dale Naegle. In 1957 Kellogg was hired by Russell and Vergie Babcock to design an addition to their "Sanatorium" in National City as well as design their personal residence in La Jolla. In 1960, Kellogg was hired to design a "Chart House" restaurant in Santa Barbara and went on to design seven more of the chain's restaurants. Kellogg's architecture has been described as organic, reflective of site and topography, with character-defining features of the Organic Free-Form style such as curvilinear and angular geometry as well as the use of natural materials and the complete expression of design in all details.

In March 1971, Thomas and Margaret Turney commissioned Kendrick Bangs Kellogg to design their residence at 9805 Blackgold Road. Although construction on the house began in 1971, there was on-going construction from 1971-1978, all of which was designed by Kellogg. Based on the information in the applicant's report, it appears that Kellogg should be considered a Master Architect. However, the modifications that have occurred, which include the installation of the copper fascia; the removal of the original blacktop circular driveway; the tinting of the natural colored concrete around the entrance and rear courtyard; the replacement of the original pea-gravel roof material with aqua colored glass; and the installation of small iridescent glass tiles applied around the exterior surface of planters and walls are not consistent with Kellogg's original design. Additionally, a recent letter submitted by Kellogg states that these recent modifications were not designed by him. While the property continues to convey Organic Free-form architecture, the modifications to the original design and materials have compromised the building's association with Kellogg. Therefore, staff cannot recommend designation under HRB Criterion D.

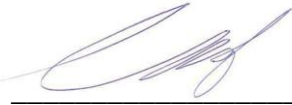
#### OTHER CONSIDERATIONS

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

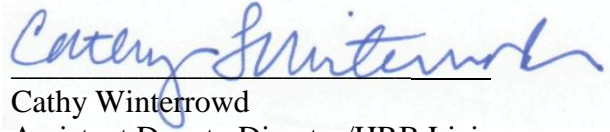
Based on the information submitted and staff's field check, it is recommended that the Thomas and Margaret Turney House located at 9805 Blackgold Road be designated under HRB Criterion C for its distinctive characteristics through the retention of character defining features of Organic Free-Form Modern style and retains a good level of architectural integrity from its 1971-1978 period of significance. 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.



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Jeffrey E. Oakley  
Associate Planner



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Cathy Winterrowd  
Assistant Deputy Director/HRB Liaison

JO/ks/cw

Attachments:

1. Letter by Kendrick Bangs Kellogg (dated September 3, 2012)
2. Draft Resolution
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A

ADOPTED ON 2/28/2013

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/28/2013, to consider the historical designation of the **Thomas and Margaret Turney House** (owned by Ramin Pourteymour Trust 03-01-07, 9805 Blackgold Rd, San Diego, CA 92037) located at **9805 Blackgold Road, San Diego, CA 92037**, APN: **342-031-12-00**, further described as LOT 87 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 Thomas and Margaret Turney 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 Organic Free-Form Modern architecture and retains a good level of architectural integrity from its 1971-1978 period of significance. Specifically, the resource features a curvilinear organic form; a low-lying, sloped roof with scallop-shaped wide roof overhangs; sharp angular massing; concrete columns with barrel and groin vaults surrounding the structure; asymmetrical facades; the use of natural materials including lava rocks on the site walls, planters and the two large masonry chimneys; full-length glass doors and windows throughout the structure; and integration with the topography and site. 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: \_\_\_\_\_  
CORRINE NEUFFER,  
Deputy City Attorney

Shannon Anthony (in care of  
the San Diego Resources Board)  
1222 First Ave (MS512)  
San Diego, CA 92101

Sept 3, 2012

RE: 9805 Blackgold Road, La Jolla CA 92037  
OWNER: Ramin Pourteymour  
ORIGINAL ARCHITECT: Kendrick Bangs Kellogg

Shannon Anthony

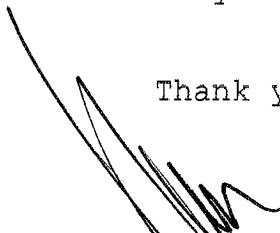
I am informed and believe there is or will soon be an application submitted for an Historical/Mills Act classification for this House.

As the Original Architect, I have a duty to inform you that there may be an Action taken against the Owner for making changes, that include the front and inside of the house, without approval by the Original Architect.

Until conditions change where I am allowed to see the house and approve or disapprove of the changes made, I recommend not making any decisions until there is an explicit approval of changes made, in writing, by the Original Architect.

If you wish any more information, please feel free to contact me at any time.

Thank you,



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Kendrick Bangs Kellogg  
THE ORIGINAL ARCHITECT  
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<kendrickbangskellogg.com> 760-742-1255  
e-mail (oceanosx34@yahoo.com)

SEP 3, 2012  
Date