

United States Department of the Interior  
National Park Service

# National Register of Historic Places Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

### SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 92000968 Date Listed: 8/7/92

Martha Kinsey House  
Property Name

San Diego            CA  
County                    State

N/A  
Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

*for* Antoniotti & Pece  
Signature of the Keeper

August 24, 1992  
Date of Action

=====  
Amended Items in Nomination:

Statement of Significance: The level of significance is statewide.

This information was confirmed with Marilyn Lortie of the California State historic preservation office.

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

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RECEIVED  
JAN 13 1992

NATIONAL REGISTER  
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Kinsey, Martha Residence  
other names/site number \_\_\_\_\_

2. Location

street & number 1624 Ludington Lane  not for publication N/A  
city, town La Jolla  vicinity N/A  
state California code CA county San Diego code 073 zip code 92112

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	<u>1</u>	_____ objects
			_____ Total

Name of related multiple property listing: NA

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this  nomination  request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of certifying official Stacie K. Craig Date June 22, 1992  
California Office of Historic Preservation  
State or Federal agency and bureau \_\_\_\_\_

In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
State or Federal agency and bureau \_\_\_\_\_

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register.  See continuation sheet. Antonieth A. Rice August 7, 1992

determined eligible for the National Register.  See continuation sheet. \_\_\_\_\_

determined not eligible for the National Register. \_\_\_\_\_

removed from the National Register. \_\_\_\_\_

other, (explain:) \_\_\_\_\_

for Signature of the Keeper \_\_\_\_\_ Date of Action \_\_\_\_\_

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic/single dwelling

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Current Functions (enter categories from instructions)

Domestic/single dwelling

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Modern Movement

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Materials (enter categories from instructions)

foundation Concretewalls Wood

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roof shakeother brick

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**Describe present and historic physical appearance.**

In the La Jolla Park Tract on the north side of Mount Soledad, which overlooks the Scripps Institution of Oceanography and the Pacific Ocean to the north, the distinguished California architect Lilian Jenette Rice designed a large sprawling home in 1937, for Mrs. Martha Kinsey. The extant blueprints by architect Rice, when compared in situ with the two and a half split-level residence confirm that the home is as pristine as the day it was built.

A product of the period when La Jolla had become accepted as a southern California coastal resort, the home represents a design which emerged near the end of the career of Ms. Rice. Her early forte reflected a preference for Spanish Colonial architecture, particularly in the village of Rancho Santa Fe, California, where she concentrated on the creation of a Planned Community between the years 1923 and 1935. Then she focused on designing challenging hillside homes, the kind she had seen in the San Francisco Bay Area. The home at 1624 Ludington Lane is but one of five known frame buildings she designed.

Because the building has not been altered and shows no deterioration of original fabric, the home exhibits a high degree of architectural integrity.

**8. Statement of Significance**

Certifying official has considered the significance of this property in relation to other properties:

nationally     statewide     locally

Applicable National Register Criteria     A     B     C     D

Criteria Considerations (Exceptions)     A     B     C     D     E     F     G

Areas of Significance (enter categories from instructions)

Architecture  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Period of Significance

1938  
\_\_\_\_\_  
\_\_\_\_\_

Significant Dates

1938  
\_\_\_\_\_  
\_\_\_\_\_

Cultural Affiliation

N/A  
\_\_\_\_\_  
\_\_\_\_\_

Significant Person

N/A  
\_\_\_\_\_

Architect/Builder

Rice, Lilian Jenette  
\_\_\_\_\_  
\_\_\_\_\_

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

In 1938, a split-level Modern style residence was completed on the hillside overlooking the Scripps Institution of Oceanography and the Pacific Ocean in the La Jolla Park Tract at La Jolla, California. The designer, Lilian Jenette Rice had, during the period 1923 to 1935 focused her attention on one of California's first planned communities, Rancho Santa Fe, California. The significance of the Kinsey Residence is that it marked a turning point in the career of Lilian Rice. She had begun to move away from the Spanish Colonial style which she had nurtured with the planned community. She had introduced the northern California bay style to the San Diego region in 1927, as Rice's mentors had given her a broad foundation on which to base her career. The Kinsey residence amidst pine, eucalyptus trees and natural growth reflects her desire to fit the home to this natural environment.

**9. Major Bibliographical References**

See sheet following 9-2

**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

See continuation sheet

**Primary location of additional data:**

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: \_\_\_\_\_

**10. Geographical Data**

Acreage of property .344

**UTM References**

A 

1	1
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4	7	1	4	3	3	1	0
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3	1	6	3	1	4	2	1	5	1	0
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 Zone Easting Northing

B 

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 Zone Easting Northing

C 

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D 

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See continuation sheet

**Verbal Boundary Description** Lots 4 and 5 in Block 72 of Villa Tract La Jolla Park, according to Map thereof No. 976, filed in the Office of the County Recorder of San Diego County, March 14, 1906. Excepting therefrom that portion thereof described as follows: Beginning at the most Westerly corner of said Lot 5; thence along the Westerly line of said Lot 54, South 15°55'40" East, 17.42 feet to a point on a 1540.00 foot radius curve, concave Northerly, the radial line of said curve bearing South 17°43'41" East to said point; thence Easterly along said curve,  See continuation sheet 56.18 feet; thence tangent to said

Boundary Justification

See continuation sheet

**11. Form Prepared By**

name/title Dr. Ray Brandes date January 10, 1992  
 organization Historian telephone (619) 232-1853  
 street & number 230 West Laurel Street, Suite #406 city or town San Diego, state California zip code 92101

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During her academic career at the School of Architecture, University of California at Berkeley she had gained a fondness for a style of those Bay Area homes located on sloping hillsides. As early as 1927, however, when a client sought her professional skills; she turned to design a home for Christine Arnberg in La Jolla in 1927. Built on a sloping corner lot, the wood-sided structure with intersecting roof lines and red brick treatment around the front entrance gave it the appearance of a California ranch style home.

In 1929, Rice designed an "L" shaped two-and-a-half split-level residence, constructed of stone, board and batten with a shake roof at 1600 Ludington Lane in La Jolla for Mrs. Marguerite M. Robinson on a steep, hilly landscape. The house is surrounded by a stone patio wall and native shrubbery. (2)

In 1932, Lilian Rice was asked to design a building for the ZLAC Rowing Club at 1111 Pacific Beach Drive, near La Jolla. That board and batten building was designed with exposed wood and beams, and shingle style roofing as a clubhouse for her friends.

In 1936, she designed a two-story, "L" shaped ranch-style residence for Paul Ecke Sr., in Encinitas, near La Jolla and Rancho Santa Fe. This was designed with wood exposed as structural and finished material. In 1937, she designed the Rancho Santa Fe Garden Club building at Avenida de Acacias and El Tordo Streets in Rancho Santa Fe. It is a simple ranch style building with wood exposed as structural and finished material similar to the Rowing Club.

In 1938, Lilian Rice designed another two-story ranch style residence at 9339 Lemon Avenue in La Mesa, California for Commander Simard. The interior rooms opened out onto a large patio with terraced walls. Rice placed the home into a hillside site, a trait utilized consistently by this architect to preserve as much of the environment as possible. Early in that same year then, Ms. Rice worked with Mrs. Martha Kinsey to design the frame hillside, split-level structure which overlooks an hillside orchard, and has a breathtaking view to the north over the Pacific Ocean. The home is located just to the east of the Robinson home. The Residential Building Record maintained by the Office of the San Diego County Assessor reflects the upgrading, finishing, and exterior painting.

This style of residence came into vogue in the early 1930s, labeled "Modern" by McAlester and McAlester in their book, *A Field Guide to American Houses*, Alfred A. Knopf Inc., 1984.

Ludington Place and Ludington Lane are streets which form a "T" with a spectacular unhindered view to the north. The Kinsey residence sets at the juncture of the "T". The main entrance of the Kinsey residence is from the south. A paved brick area leads downward into the garage. The first floor is at the street level, the other floors are sited at lower levels. The 5,000 square foot home on the hillside which slopes from south to north, has a shake shingle roof with four by four medium hip gables, and corner fascia stone. There are no true gable ends. The home measures 75 feet by 69 feet with the long axis of the home east to west. The home has levels downhill from south to north set on a concrete foundation; the siding is constructed of 1" x 12" redwood clapboard. Three reinforced brick chimneys, all with circular clay spark arresters rise well above the roof. The chimneys located on the northwest and northeast walls are flush against the exterior walls. The chimney at the southwest is located in the den. Metal roof drains and spouts encircle the roof edges.

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Terrace porches rest on pilings and diamond concrete piers on the hillside. To the west of the main entry is a 5' 10" brick wall enclosing a garden area with a pond, decorative brass fish spout and fountain, and a side entry with brick stepped to the lower level and sun deck. The garden is not included as a contributing element inasmuch as it was a much later addition to the site. East of the main entry, beyond the attached garage is located a small garden area and a stairway which leads to the basement and the hillside area landscaped with a variety of trees.

The contractor was Ernest W. Dewhurst, a native of England who built homes in the La Jolla area for thirty-three years. The contracting business is still carried on by his sons.

### Notes

1. In 1991, eight Spanish-Colonial buildings designed by Lilian Jenette Rice were approved as a Multiple Property Listing by the Keeper of the U.S. National Register, National Park Service, U.S. Department of the Interior.
2. Gebhard and Winter, *Guide to Architecture in Los Angeles and Southern California*. Salt Lake City, 1977. See also Judith Paine's article in Susana Torre, *Women in American Architecture, A Historic and Contemporary Perspective*. New York: Watson-Guption Publications, 1977. For a DPR 543 report of the Robinson home see Pat Schaechlin, *La Jolla: A Historical Survey*. Sacramento: State Office of Historic Preservation, 1977.
3. The other structures referred to in this Registration were visited in connection with the preparation of the Lilian Rice Multiple Property Listing, and revisited in preparation of this Registration. The recognition that the Kinsey Residence was designed by Lilian Rice was not known until the current owner, Dr. Susan Crutchfield unrolled the Lilian Jenette Rice floor plans for the structure.

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Architect Rice's tenure as resident architect at Rancho Santa Fe had given her the opportunity to demonstrate her versatility with commercial and residential structures in the Spanish Colonial Revival style. From 1927, she had the opportunity to work for other people desirous of using her architectural skills. Rice would experiment with a California Modern style she had seen in earlier years while at the School of Architecture at the University of California at Berkeley, California.

There she witnessed the work of her professors fitting structures into the landscape without destroying the environment. Ms. Rice, therefore, after 1927, began to evolve what she hoped would be a style unique to the environment, but sited in the southern California landscape. A few early structures designed by her in this style reflect the evolution, a change from frame and stucco, or adobe to board and batten, stone and brick.

Her fondness for the Bay Area homes led her to design a home for Christine Arnberg in La Jolla in 1927. Built on a sloping corner lot, the wood-sided structure with intersecting roof lines and red brick treatment around the front entrance gave it the appearance of a California ranch style home.

In 1929 she designed an "L" shaped two-and-a-half split level brick and stone, board and batten residence with a shake roof at 1600 Ludington Lane in La Jolla for Mrs. Marguerite M. Robinson. In 1932, Lilian Rice was asked to design a building for the ZLAC Rowing Club at 1111 Pacific Beach Drive near La Jolla. That board and batten building was designed as a clubhouse for her friends.

In 1936, she was asked to design a two-story "L" shaped ranch-style residence for Paul Ecke Sr., in Encinitas, near Rancho Santa Fe, California. This was designed with wood exposed structural and finish material.

In 1937, she designed the Rancho Santa Fe Garden Club building at Avenida de Acacias and El Tordo Streets in Rancho Santa Fe. It is a simple ranch-style building similar to the Rowing Club.

In 1938, Lilian Rice designed another two-story ranch style residence for Commander Simard at 9339 Lemon Avenue in La Mesa, California. The Simard Residence had interior rooms which opened to a large patio with terraced walls. That home Rice fitted into a hillside site, a trait utilized consistently by this architect to preserve as much of the environment as possible.

At this point in early 1938, Ms. Rice worked with Mrs. Martha Kinsey to design the frame hillside split-level structure at 1624 Ludington Lane in La Jolla, California. The home overlooks an hillside orchard, and has a breathtaking view to the north over the Pacific Ocean. The Kinsey residence utilized framing and clapboard siding. This residence proved to be the last she would design for she would die tragically late in the year 1938.

Lilian Jenette Rice entered the University of California at Berkeley in 1906, when the campus was taking new directions under the leadership of John Galen Howard who had come to Berkeley as head of the School of Architecture. Rice was in awe of her mentor as she saw for the first time a larger picture of planning, not of a single building, not of a single place, but rather, of a large integrated, well-thought out drawn portrait reflecting a University as a community with which the landscape and the buildings became meshed without harm to the environment. She learned from architects Warren Perry and William Hayes, each of whom had taught the philosophy of architecture at the Ecole des Beaux-Arts in Paris.



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Lilian Rice pointed out that the work of her professors which had influenced her thinking, so much of their ideas: reflected a movement, the influence of which had already spread throughout the Bay Region. The rugged northern California landscape provided the main source of inspiration for this movement. Steep, wooded hills, a moderate setting for an original architecture uniquely suited to the environment. They wanted the colors of both interiors and exteriors to echo the shades of the 'land' while porches and patios extended the house until it met the surrounding nature. (1)

None of the leading proponents of the Bay Area style held a regional philosophy distinctive to their locale; none were Westerners. All had worked on the East Coast or in Europe, and had the advantage of exposure to the newest architectural ideas. When they arrived in California, however, they became very involved in the local past and adopted the local style of living.

While studying architecture at the University of California at Berkeley, she saw the northern California of architecture, and learned well, but she desired to work at a regional style and hence the opportunity offered itself to work with Richard Requa and Herbert Jackson who had been commissioned to undertake the planned community of Rancho Santa Fe.

Lilian Rice would do that planning and design from 1923 until the mid-1930s, with the majority of her work done at that village. Through her creativity she met many important personalities and was encouraged to take on architectural challenges elsewhere from time-to-time. She designed a board and batten for the Garden Club at Rancho Santa Fe, a clubhouse for a Rowing Club at Pacific Beach, near La Jolla, and several residences at La Jolla, and La Mesa, California which expressed her evolution toward the northern California hillside style which she utilized in southern California, amidst areas abundant with trees and rocky areas.

The time in which Rice designed this particular style of home was during the Great Depression from 1929 until 1938 when money was scarce and times were difficult. In La Jolla, however, a growing vacation seashore village lent itself to the retired, and those who had left harsher communities. This home represents the best example of the evolution of Lilian Rice from a one-style architect to a gifted designer who was able to demonstrate her skills in a time when the economy was at a dangerous low in U.S. history.

Ms. Rice developed each structure according to the dictates of the topography and landscape of the individual site, the design techniques and components of her styles were all born of common goals and objectives. Her structures emphasized horizontal rather than vertical lines. This home is long and rambling and terraced and broken into several uneven levels because more than one story was utilized on the hillside. Her main goal was always to blend the structure into the landscape—they became one. Rice felt that structures should never dominate or overpower the individual topographical features and landscape of a site. The structure was informal rather than formal, simple of line and form rather than ornate or monumental, horizontal over vertical, natural over synthetic and a bit more of the traditional modern coming into fashion.

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Her emphasis fell on the integration and transition of the exterior landscape into the interior of her structures. This she carried out with the Kinsey residence where there are terraces and large porch areas overlooking the surrounding property clothed in a grove of trees and landscaping near a natural arroyo, and from where a panorama of the ocean and significant regional structures are located.

The roster of the California State Board of Architectural Examiners indicates that at the time Lilian received her license to practice architecture, which was about 1929, she was the tenth woman to receive such a license while there were over 1,650 men who had been granted licenses. Lilian Rice died on December 22, 1938, but lived to see the Kinsey home completed, and it may well have been the last home she designed.

The Kinsey residence qualifies under Criteria "C" because it is the work of one of the earliest and most distinguished female architects in the 20th century. Lilian Jenette Rice reflected in this residence the breadth of her abilities to design a structure which melded into the hillside landscape of the coastal resort town of La Jolla. Here, in a quantum leap from her earlier incredible Spanish Colonial architecture in the planned community of Rancho Santa Fe, it had unquestionably been her desire to move toward the design of homes more like those of the northern California shoreline hillside. (2)

Notes

1. Harriet Rochlin, "A Distinguished Group of Women Architects in California." *American Institute of Architects Journal*, August 1977. See also Leslie Mandelson Freudenheim and Susman Elizabeth Sacks, *Building With Nature: Roots of the San Francisco Bay Region Tradition*. Santa Barbara: Peregrine Smith, Inc., 1974.
2. Lucinda Eddy, "Lilian Jenette Rice: The Lady as Architect," Master's Thesis in Public History, University of San Diego, 1985. This thesis is an extraordinary inquiry into the life and work of one of California's outstanding architects.

The research conducted in preparation of the Nominations for the Multiple Property Listing to the National Register and the research carried out by the Rancho Santa Fe Home Owners Historic Buildings Committee provided a wealth of information related to the biography of Lilian J. Rice, and of her growth as an architect in southern California.

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## Bibliography

- Assessment Roll for 1624 Ludington Lane, La Jolla, California.  
Biographical Files and vertical Files, San Diego Public Library, Main Branch.  
Biographical Records, La Jolla Historical Society.  
Biographical Records, San Diego Historical Society  
Blueprints, Martha Kinsey Home, 1937, drawn by Lilian Jenette Rice in possession of current home owner, Dr. Susan Ramsey Crutchfield.  
Blueprints, of landscaping for Martha Kinsey Home, drawn by landscape architect Paul Avery in possession of Dr. Susan Ramsey Crutchfield.  
Building Contract, Office of San Diego County Recorder.  
Deed Books, Office of San Diego County Recorder.  
Directories, City and County of San Diego, 1927-1986, various publishers.  
Eddy, Lucinda, "Lilian Jenette Rice: The Lady as Architect," Master's Thesis in Public History, University of San Diego, 1985.  
Gebhard, David and Winter. *Guide to Architecture in Los Angeles and Southern California*. Salt Lake City, 1977.  
Historic Photographs, San Diego Historical Society, Union-Tribune Collections.  
Historic Building Survey for Rancho Santa Fe Association, 1991.  
La Jolla Journal, February 11, 1924, February 29, 1924, October 18, 1928.  
McAlester and McAlester, *A Field Guide to American Houses*. New York: Alfred A. Knopf Inc., 1984.  
Mortgage Books, Office of San Diego County Recorder.  
Multiple Property Listing, Lilian Jenette Rice buildings, Rancho Santa Fe, California, submitted for nomination to the National Register, 1991.  
Newspaper articles on file, La Jolla Historical Society, n.d., n.p.  
Official Records Book, 654, page 82, Notice of Completion signed by Martha Kinsey, May 7, 1927.  
Randolph, Howard S.F. *La Jolla, Year by Year*. La Jolla, 1955.  
Residential Building Record, Office of San Diego County Recorder.  
San Diego County Assessor's Map No. 976 for Villa Tract, La Jolla Park, Block 143, Lots 4, 5+, Deed Book 350, page 14.  
*San Diego Union*, January 12, 1941, March 17, 1962.  
Torre, Susana. *Women in American Architecture, A Historic and Contempo Literary Perspective*. New York: Watson-Guption Publications, 1977, especially the article by Judith Paine titled, "Lilian Jenette Rice."  
U.S.G.S. Topographical Survey Map. La Jolla Quadrangle, 7.5 Minutes, various places.

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### Verbal Boundary Description (continued)

curve, North 70° 10' 54" East 44.00 feet to the Easterly line of said Lot 4; thence along said Easterly line, North 14° 44' 40" West, 23.04 feet to the most Northerly corner of said Lot 4; thence Westerly along the Northerly line of said Lots 4 and 5 to the point of beginning.

### Boundary Justification:

The boundaries selected encompass the parcel of land which includes the residence and its immediate surroundings. The boundaries are based on the legally recorded lot lines; these have been historically associated with the resource; the property has retained its historic integrity.

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1. Kinsey Residence
2. 1624 Ludington Lane  
La Jolla, California 92112
3. Photographer: Ray Brandes, Ph.D.  
230 West Laurel St. Suite #406,  
San Diego, CA 92101
4. Photographs Taken during July/August 1991.
5. Negatives location: with Dr. Brandes
6. View is south to north of main facade of Kinsey Residence.
7. Photograph 1 of 21 photographs.

Photograph 2 of 21 Photographs

6. View is from southeast to northwest. View reflects several of chimneys and several of the gables.

Photograph 3 of 21 photographs.

6. View is from southeast to northwest. Left patio wall; right main entry to home on south or main facade.

Photograph 4 of 21 photographs.

6. Front recessed entry; paved brick drive and brick columns supporting garage roof overhang. Photo from South to north.

Photograph 5 of 21 photographs.

6. Front door, multi-paned window at left; main door is oak. South to north.

Photograph 6 of 21 photographs.

6. Southwest corner of house; patio area dorrs lead into den at right and living room at left. Brick stairs at right lead from driveway into patio.

Photograph 7 of 21 photographs.

6. Double doors with wooden French blinds leading from patio into living room. Plain door surrounds.

Photograph 8 of 21 photographs

6. South to north view of west side of residence; firewood storage box and chimney to rear.

Photograph 9 of 21 photographs

6. northwest southeast. View of west facade; unfinished story below upper level; chimney at right flush with wall is for fireplace in living room.

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Photograph 10 of 21 photographs.

view of northwest corner of home; floor at tip is upper level; second level contains open terrace and porches; variety of windows reflected. Clapboard siding is 1" x 12" redwood.

Photograph 11 of 21 photographs. Upper level open porch; lower level partially enclosed porch which leads out onto terrace at north (left). View is west to east.

Photograph 12 of 21 photographs.

West to east with open porch at upper level; partially enclosed porch and terrace at middle level. Note the horizontal arrangement of the several gables.

Photograph 13 of 21 photographs.

View of open terrace deck and covered and open porches. North to south.

Photograph 14 of 21 photographs.

Photo taken from northwest corner of slope reflecting the terrace supported by beams and diamond concrete bases. Excellent example of Rice ability to fit dwelling to hillsides and utilize natural landscape. To the rear at the lowest level is a finished room in the basement now serving as an office.

Photograph 15 of 21 photographs.

Entry inside front door. Finished hardwoods in panels. Rectangular opening gives view to hallway to north side of home; at left is another entryway with closets, and a short stairwell into a waiting room similarly paneled.

Photograph 16 of 21 photographs.

The entryway to the main entry with closets and stairwell into waiting room.

Photograph 17 of 21 photographs.

West to east. View from front or living room back to the waiting room. Multipaned window is frosted and bubbled precluding viewing in from outside. Room is paneled in dark and polished stained woods.

Photograph 18 of 21 photographs.

Dark stained wood paneled stairwell right angled which leads to lower level dining room and kitchen. A second stairway also leads from the main hallway to the lower level.

Photograph 19 of 21 photographs.

Main living room, south to north showing multipaned windows and doorway leading out to terrace and view of Ocean, Scripps Institution of Oceanography and UCSD.

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p.3.

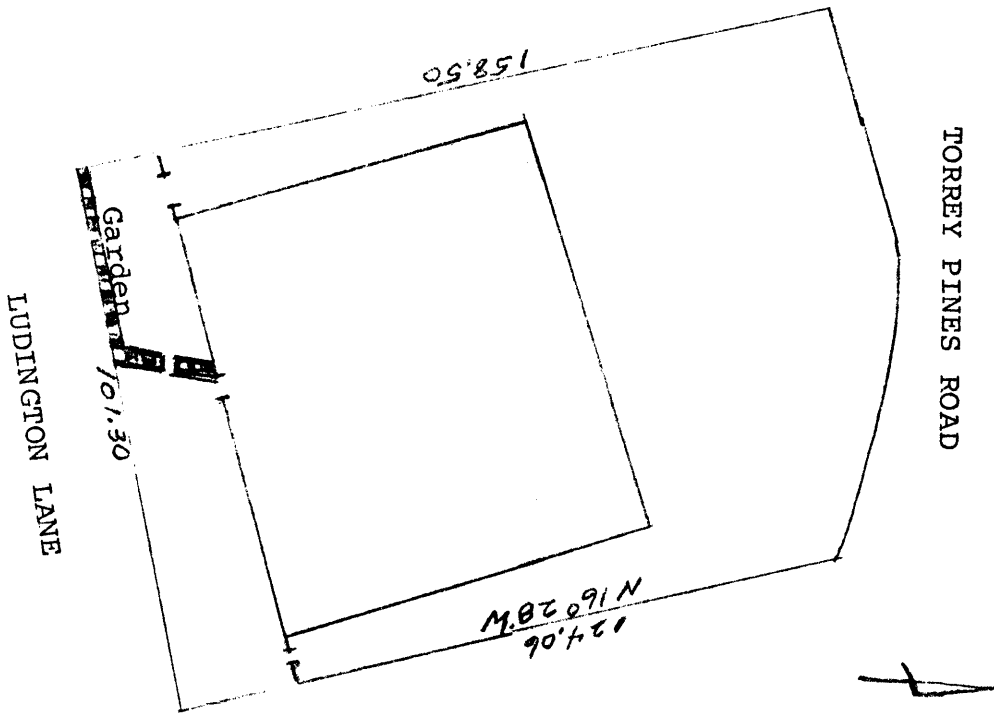
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Photograph 20 of 21 photographs.

South to north from living room with view to north and boxed railing around porch.

Photograph 21 of 21 photographs.

View of dining room at lower level showing stick stairway railing and paneled walls.



Kinsey Residence  
 1624 Ludington Lane  
 La Jolla California  
 San Diego Co.