

LA JOLLA HISTORICAL SURVEY

Prepared For

City of San Diego
Planning Department
202 C Street
San Diego, CA 92101

Prepared by

Architect Milford Wayne Donaldson, FAIA
530 Sixth Avenue
San Diego, CA 92101

KTU+A
3916 Normal Street
San Diego, CA 92103

La Jolla Historical Society
7846 Eads Avenue
San Diego, CA 92037

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1.0 Introduction

The concepts of planned historic preservation have recently come to most California cities. During the 1950s and 1960s, most major cities throughout the United States including San Diego participated in urban renewal programs as they attempted to address the material needs of rapid population growth and sweeping social economic changes that affected the viability of urban systems. In San Diego, the construction of Interstate-5 was one of the most prolific urban renewal projects. Interstate-5 impacted older neighborhoods and communities, such as Little Italy, by bisecting the community and demolishing homes to make way for the new Interstate. During this period when urban renewal programs were at the forefront of city planning, planned preservation of historic resources was rarely included in the planning process.

In a time when both professional planners and populations generally perceived urban progress for the new replacing the old, there were neither economic incentives nor funding for the preservation of older buildings. Older historic and significant commercial buildings were especially vulnerable. However, with the passage of the National Historic Preservation Act in 1966, the preservation movement began to develop an awareness program for the protection of historic resources.

The widespread loss of familiar old neighborhoods and landmarks, such as those in San Diego, has awakened municipal governments and populations to the importance of preserving and maintaining locally significant elements of the past as key amenities of urban life. Over the past forty years, many cities throughout California have participated in historic preservation programs. Innovative tax benefits of the Economic Recovery Act of 1981 provided major economic incentives for the rehabilitation of both historic and non-historic buildings. The establishment of the Certified Local Government Program, State Historical Resources Commission, and local historic resource commissions, such as the City of San Diego's Historical Resources Board have secured the permanence of these preservation programs. New planning mechanisms, such as historic preservation overlay zones and districts, landmark ordinances, and the historical resources element of a City's General Plan, have made possible the integration of historic resources into the planning process without sacrificing the goals of achieving new development.

1.1 Survey Purpose & Scope

The purpose of undertaking a survey is to identify a community's historic resources with the recognition that such resources have value and should be retained as functional parts of modern life. The unique historic resources within a community, such as La Jolla, give it special character and cultural depth. A historic resources survey helps to identify the unique historic character of a community and provides a basis for integrating historic preservation into the community planning process.

In 1977, La Jolla became the first community to have an architectural survey conducted within the City of San Diego and has since been a springboard for other surveys undertaken throughout the city. The current La Jolla Historical Survey was commissioned in 2001 by the City of San Diego Planning Department and the La Jolla Historical Society in

Architect Milford Wayne Donaldson, FAIA

order to update the 1977 historical inventory completed by Patricia Schaechlin, as well as to identify additional significant historical resources within the community. In April 2002, the City of San Diego, in conjunction with the La Jolla Historical Society and the consultant, modified the original contract for the intensive survey (Project Areas 1 and 2A) to include additional funding to survey Project Areas 2B and 3. This survey phase (Phase 2) was subject to a reconnaissance survey on areas that were not previously surveyed and included a cultural landscape survey element. The area would be surveyed by a walking-team of field surveyors. The purpose of the change was to identify a base line of potential sites to undergo future intensive surveying, and to provide a broader and more complete distribution of La Jolla's architectural and cultural landscape resources, as well as to better define design continuity within various neighborhoods and community areas.

An intensive survey for historical resources provides a foundation of information about individual properties in a city or district that may be worthy of historic preservation. The National Park Service *National Register Bulletin 24 Guidelines for Local Surveys: A Basis for Preservation Planning*, defines an intensive survey as a close and careful look at an area being surveyed and is designed to identify historic resources within the area.

A reconnaissance survey is defined as a once over light inspection of an area being surveyed in order to quickly identify a broad distribution of potential resources within a survey area. A reconnaissance survey is typically carried out with a driving tour of the study area. However, in the La Jolla Historical Reconnaissance Survey, the entire community was walked by a minimum two-member survey team, allowing greater precision and better resource identification than by using the drive-by survey method.

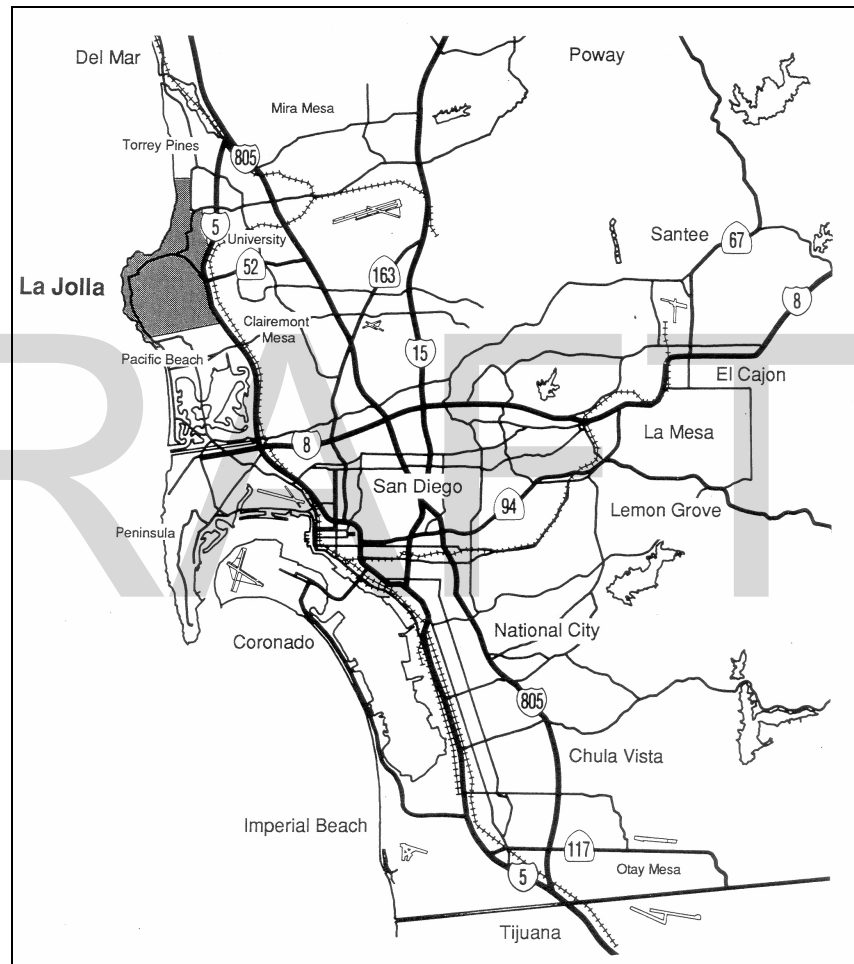
The National Park Service defines a cultural landscape as a geographic area associated with an historic event, activity or person, or an area exhibiting other cultural or aesthetic values. Cultural landscape elements provide identity and character to a community, neighborhood, streetscape, open space, civic center or commercial district and consist of four primary types of cultural landscapes: historic sites, historic vernacular landscapes, ethnographic landscapes, and historic designed landscapes.

In the intensive survey conducted under Phase I, landscape elements such as walkways, sidewalks, natural paths and garden spaces were not included within the scope of work and without these elements, hard-line boundaries that were required for geographically defined historic districts could not be precisely determined. It is expected that when those areas come up for designation, an update of the information will be undertaken and more precise boundaries will be established. The resources identified within the intensive survey concluded as a draft document in December 2001 and are presented in Volume II of this report. The resources identified in the reconnaissance survey are located in Volumes III-IX, and the resources identified in the cultural landscape survey are located in Volume X. While cultural landscape resources in La Jolla are abundant throughout the community, most of the resources fall under the

category of historic site, historic vernacular landscape, and/or historic designed landscape.

1.2 Project Area

The La Jolla Historical Survey is comprised of the La Jolla Community Planning Area, which is approximately 4,680 acres located along the western edge of the north coastal region of the City of San Diego. The project area was divided into three phases as illustrated on *Map 2. Study Area* in section 2.3.



Map 1. Location Map

2.0 Methodology

Historical inventories were prepared previously in 1977 for the La Jolla area but have since become outdated.¹ These initial inventories were early steps at identifying potential historical resources, and were extensively used during the preparation of the City's Coastal Program. These inventories needed to be updated consistently so that potentially significant historic and cultural resources could be identified within the community in a manner consistent with current survey practices 25+ years later, in 2003.

2.1 Survey Implementation

The City of San Diego received a Community Development Block Grant (CDBG) and a grant from California's Certified Local Government Program in order to complete an intensive survey for Phase 1 of the survey project. Phase 1 included the survey of Project Area 1 and 2A. Fieldwork conducted for Phase 1 consisted of an intensive survey that identified pre-1960 properties. The properties identified included potential historic architectural resources and districts within Project Areas 1 and 2A of the La Jolla survey boundary. The intensive survey did not include other types of resources such as structures, objects, sites, archaeological, cultural, geological formations, open space, and natural or scenic areas. The scope of the fieldwork for the intensive survey was based on a review of the 1977 resource survey, other studies and survey lists, and non-surveyed areas. Additionally, the City of San Diego, the La Jolla Historical Society, and the consultant conducted a reconnaissance survey as a joint effort for all phases of the La Jolla Historical Survey.

2.2 Research & Information Gathering

Research and information gathering entailed kick-off meetings with city staff and the public, the solicitation of survey volunteers, and historic and archival research.

Meetings

Initial meetings were held with the City of San Diego Planning staff and La Jolla Historical Society representatives to confirm the areas to be surveyed, data recording format, and to discuss general procedural matters. City documents necessary for the surveys were also made available to assist with the project. In addition, community information outreach meetings were conducted with La Jolla Town Council, La Jolla Community Planning Association, La Jolla Shores Planning Group, Bird Rock Community Council, and the La Jolla Chapter of Real Estate Brokers Association. Three general public informational meetings were conducted to inform and explain the purpose of the survey and to request information regarding historical resources within La Jolla. An effort was also made to solicit the public for volunteers to assist with the survey process.

Survey Volunteers

In accordance with the Community Development Block Grant (CDBG) recipient stipulations mandated the use of volunteers, as a result the

¹ Schaelchlin, Patricia A. *La Jolla: An Historical Survey*. 1977.

consulting firm set out to gather as many volunteers as possible. Initially, a list of potential volunteers was submitted by the La Jolla Historical Society and an informational mailing was sent to each potential volunteer. Individual meetings with each of the planning groups with La Jolla as well as the initial public meeting with the community provided an opportunity for the consultant team to request volunteer participation. Lastly, Mesa College, Architectural Department and the University of San Diego, History Department were also contacted to gather interested students to assist with field survey and documentation. As a result, six students from Mesa College volunteered for a portion of the field survey. In exchange for volunteering and making a formal class presentation, these students received extra credit. The student volunteers underwent two instructional workshops both within a classroom setting and out in the field. Each volunteer was utilized within the field for photography, resource identification, and recordation. The students donated approximately 125 hours of volunteer effort toward the survey.

Additional volunteers from the La Jolla Historical Society and the community assisted in the actual walked-field survey as well as gathered and supplied background and historical information for several historical resources within La Jolla. These volunteers also contributed in excess of 1,000 hours to the consultant's work.

Historical & Archival Research

The 1977 La Jolla Historical Survey completed by local historian Patricia Schaechlin was consulted, as well as Ms. Schaechlin's personal archives, the La Jolla Historical Society, the San Diego Historical Society, the City of San Diego Historic Resources Board files, the City of San Diego Central Public Library and California Room, the San Diego County Recorders, and the South Coastal Information Center. Information was also made available through databases from the real estate community, which provided some construction dates for homes located within the survey area.

2.3 Field Survey

Field investigations were conducted in stages of increasingly detailed examination. Surveys were undertaken by a team of field-surveyors comprised of two to five people during 2001 and 2003. The first stage of the field investigation consisted of the verification of extant locally designated historical sites and buildings recorded in the 1977 survey. Of the 200 historical buildings documented in 1977, 115 remain within the 25-year period with only one resource being relocated. The second stage involved a drive-by overview of Phase 1 areas at which time notations were made indicating properties that yielded potential inclusion within the intensive survey. Following the overview tour, every street was walked for a more thorough account of various neighborhoods. Field notes, architectural descriptions, integrity evaluation, and photography were included as part of the intensive survey field examination. Similarly, the reconnaissance survey included general architectural and cultural landscape descriptions, and photography of Phase 1 and 2 areas. Integrity evaluation was not included as part of the reconnaissance survey, although notations were made regarding areas and properties that ought to be studied at a future date. *Map 2. Study Area* depicts the areas surveyed as part of each Phase.

Phase 1:

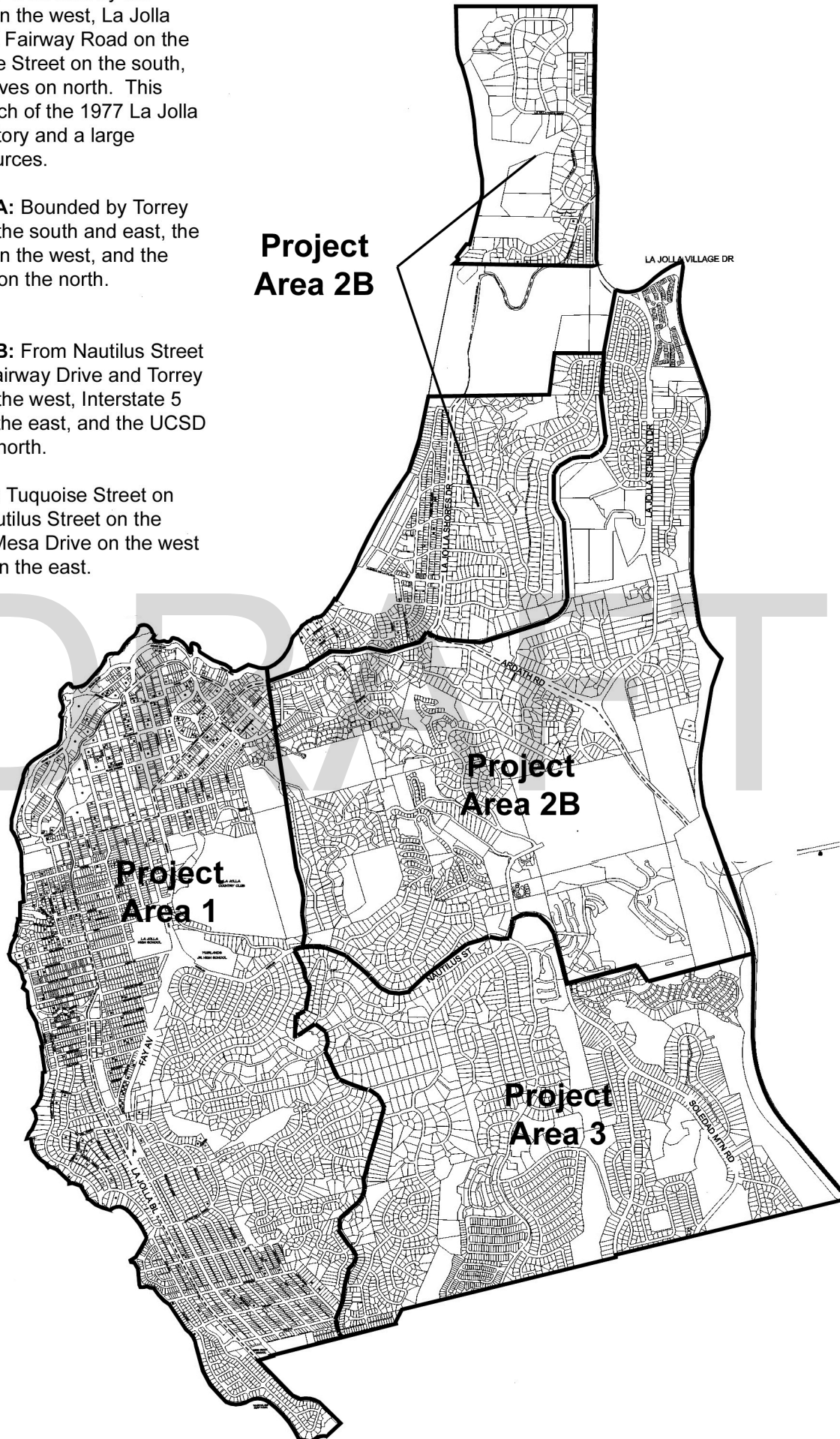
Project Area 1A: Bounded by the Pacific Ocean on the west, La Jolla Mesa Drive and Fairway Road on the east, Tourquoise Street on the south, and La Jolla Caves on north. This area covers much of the 1977 La Jolla Historical Inventory and a large number of resources.

Project Area 2A: Bounded by Torrey Pines Road on the south and east, the Pacific Ocean on the west, and the UCSD campus on the north.

Phase 2:

Project Area 2B: From Nautilus Street on the south, Fairway Drive and Torrey Pines Road on the west, Interstate 5 and Gilman on the east, and the UCSD campus on the north.

Project Area 3: Tuquoise Street on the south to Nautilus Street on the north, La Jolla Mesa Drive on the west to Interstate 5 on the east.



3.0 Data Analysis

Formal designations are the most common way of recognizing historic properties and districts. Designations can be made through local, state, and national programs. It is important to understand the various requirements for each, their objectives, advantages, and disadvantages. It is also important to know the varying eligibility requirements. The following criteria summarize the aspects of the eligibility process.

3.1 Levels of Historical Significance

Resources that have local historic significance are those that have retained their historic appearance and are associated with people, events, trends, architecture, and places significant to the general history of the local community. This may include properties directly associated with important people such as the city's founder, an important early merchant or one instrumental in developing an important segment of the local economy. It also may include properties associated with common people. Some examples of locally significant buildings include homes of early leaders of the art colony settlement, such as Anna Held, merchants, officials, or workers important to the growth and development of the community, industrial buildings used as a pivotal part of the local economy or commercial buildings that formed the central business core. Local significance also may be found, for example, in a park established by a distinguished notable citizen or leader of community endowment, such as Ellen Browning Scripps, in public buildings and schools, or in any significant or notable architectural example.

Historic resources that have statewide significance are those that lead to an understanding of the history of the state as a whole. Such properties embody the statewide impact of events or persons associated with the property or with the architectural style.

Historic resources with national significance are those that lead to an understanding of the country's history. These include the exposition buildings that served the nation as a whole, such examples include the Scripps Marine Biological Laboratory, the California Panama Exposition Buildings in Balboa Park, or the Hotel Del Coronado, a grand resort hotel built in 1888.

Significance of historic resources is relative to the historical context in which the resources exist. To evaluate the contextual significance of resources an understanding of the community's history, including important aspects of the economic, social, cultural, political and architectural history, must exist. Architectural and historical evaluations must be performed within the context of the community.

In addition to local, state, and national levels of significance, a broad threshold has been designed to encompass resources that have been formally evaluated, as well as those whose importance has not yet been determined when recording in a survey. Any physical evidence of human activities over 45 years old may be recorded for purposes of inclusion within a survey. The 45 year criteria recognizes that there is commonly a five year lag between resource identification and the date that planning decisions are made, and explicitly encourages the

collection of data about potential historical resources that may become eligible for national, state, and local registers within a planning period.

3.2 Designation Evaluation Criteria

For the purpose of the intensive survey, architectural resources and potential districts were evaluated under designation criteria from the *National Register of Historic Places*, *California Register of Historical Resources*, and the *City of San Diego Register of Designated Historical Resources*. Since initiating the reconnaissance survey, an amendment to the *City of San Diego Historical District Policy on Establishing Historical Districts* was adopted. The policy currently includes five types of local historic districts and eleven district elements (a-k) used to determine the significance of an area proposed for local district designation. The following includes our local, state, and national historical resource designation criteria as well as the specific requirements for cultural landscape features.

Cultural Landscape Survey

The elements of La Jolla's cultural landscape resources identified in the reconnaissance survey meet at least one of the criteria (A-F) established by the City of San Diego's Historical Resources Board. The cultural landscape resources are further broken down into several categories to help identify similar characteristics. These categories are identified on the DPR forms and corresponding maps (15-19), which are included in this report as part of Volume X. Dates provided on the DPR forms for cultural landscape features, such as viewpoints represent the first written recordation of the resources. In addition, many of the cultural landscape resources meet the requirements for several categories.

1. Coastal Zone: Encompasses elements within the public right-of-way that have direct physical or visual access to the coastline, including parks, beaches, bluffs, caves, rock formations, trails and access ways, and view points. Many of these resources were identified by the early visitors and settlers of La Jolla as highly scenic features.
2. Views and Public View Points: Includes major view points, partial view points and scenic roadways and overlooks from public locations.
3. Open Space: Areas are identified as dedicated open space/park, designated open space/park, private open space, and multiple habitat planning areas.
4. Street Trees and Heritage Trees: Street trees include stands of mature trees within the public right-of-way. Heritage trees are those trees that were planted by a person of significance to La Jolla, or dedicated to a person or event that contributed to the positive development of La Jolla.
5. Designed Landscape Elements: Included are man-made physical improvements (sites, roadways, sidewalks, lights) and improvements by professionals or community activists who made significant contributions to the development of La Jolla (Kate Sessions, Milton

Sessions, Richard Requa, Guy Fleming, Roland Hoyt, Harriett Wimmer).

City of San Diego Register of Designated Historical Resources

Nominations for historical designation within the jurisdiction of the City of San Diego may originate from the Historical Resources Board (HRB), the City Manager, the City Council, or any member of the public including the property owner. Nominations may be submitted as a research report or similar documentation, as identified in the Historical Resources Guidelines of the Land Development Manual, to the Board's administrative staff for consideration by HRB. Nominations and/or historical documentation from the City Manager may also originate as a result of a site-specific assessment required for obtaining construction, demolition, and/or development permits. The following six criteria (A-F) are used for designation evaluation.

- A. Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;
- B. Is identified with persons or events significant in local, state or national history;
- C. Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous material or craftsmanship;
- D. Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman;
- E. Is listed or had been determined eligible by National Park Service for listing on the National Register of Historic Places or is listed or had been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources; or
- F. Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvement which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

City of San Diego Historical District Policy On Establishing Historical Districts

Historical districts are significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development and that have a special character, historical interest, cultural or aesthetic value, or that represent one or more architectural periods or styles in the history and development of the city.

The City of San Diego provides five types of historical districts and bases district designation on eleven elements (a-k), each of which are defined below:

1. **GEOGRAPHIC/TRADITIONAL HISTORICAL DISTRICT:** This type of District is the long-standing traditional type that includes a finite group of resources related to one another in a clearly distinguishable way and within a geographically definable area which have related character, architectural styles, interrelationships, and physical proximity and association. Contributing sites in the Geographic/Traditional District are designated at the discretion of the Historical Resources Board.
2. **THEMATIC HISTORICAL DISTRICT:** This type of District includes a finite group of resources related to one another in a clearly distinguishable way by a common theme related to historical context, architectural style, development period, or other characteristics, where visual continuity is not significant and sites are not necessarily located within a geographically definable area.
3. **VOLUNTARY TRADITIONAL DISTRICT:** This type of District includes a group of resources which are part of a finite number related to one another in a clearly distinguishable way with related character, architectural styles and physical proximity and association within an area that is geographically identifiable, but where the contributing site nominations are voluntarily made at the discretion of the property owner. Contributing site designations are made at the discretion of the Historical Resources Board from those volunteered by the property owner.
4. **EMERGING HISTORICAL DISTRICT:** This type of District includes a group resources related to one another in a clearly distinguishable way with related character, theme, architectural styles, development period, or other characteristics within a geographically identifiable area which could one day cumulatively develop sufficient concentrations to bring it the level of a Geographic/Traditional or Thematic Historic District.
5. **ARCHAEOLOGICAL DISTRICT:** This type of District includes grouping of archaeological resources related to one another in a clearly distinguishable way with related character, theme, style, development period, culture, or other characteristics. Archaeological Districts are those that would have significant known or suspected concentration, linkage, or continuity of sites with subsurface archaeological or historical information in the form of site function, structures, objects, or features. Archaeological districts are the places where remnants of a past culture survive in a physical context that allows for the scientific interpretation of those remains. The archaeological remains usually take the form of artifacts (fragments of tools, ceramic vessels, or animal remains) features (remnants of walls, cooking hearths, or trash mittens) or ecological evidence (pollens, soil, fossils, old riverbed, shorelines and other natural indicators of cultural settings). An Archaeological District may be prehistoric archaeological properties may include standing or intact

structures or other features that have a direct historical association with the subsurface remains.

Archaeological Districts may also be geographic, thematic, or emerging: Geographic Districts are those where archaeological features are located or concentrated within an identifiable and continuous where geographical area. An example would be a pre-Hispanic settlement. Thematic Districts are those where archaeological features or information is related through multiple sites, but the locations are scattered over a wide area. An example may be a series of sites related to one particular ethnic group of the same era, with perhaps different functions, (gathering, manufacturing, disposal sites) summer and winter camps, etc. Emerging Districts are those where one or more sites of significance have been found, and where evidence points to additional sites and features which could be identifiable in the future as more areas are investigated.

The following district elements a-k are utilized in determining the significance of an area proposed for local historic district designation:

- a. Common Heritage: An area associated with groups of existing or former residents who, because of their common employment or heritage have contributed significantly to the City's development. Such an area will usually contain structures of architectural interest identified with common heritage and traditional functions.
- b. Traditional Activity: An area or district associated with traditional activity, such as central market, an educational or transportation facility, wharves, or warehousing. Such an area may also be remarkable for the particular architectural styles or method of construction associated with its original or traditional activity. Often a traditional activity has significantly shaped the history of the community, which it served in adding to its historic significance. If the traditional function exists in the present, it serves to illustrate the similarities and difference between past and present.
- c. Rare Past: A district which was once representative of common existence during a specific historic era but is now rare or unusual. Such as: an example of architecture, artistry, or design once common, now rare, or a function or use once common, now rare.
- d. Development Progressing: Neighborhoods or districts illustrating the progressive development of style and changes in architectural and cultural taste.
- e. Consistent Plan: Districts illustrating the development of coherent or consistent planning and design or innovations in planning philosophy.
- f. Public Works: Districts which illustrate the development of public works and other significant engineering achievements. During all historical periods structural aspects have been important, but after 1850, systems or construction employing steel and masonry contributed greatly to the evolution of commercial, industrial, and

public buildings and therefore take a large part in the study of architecture of late periods.

- g. Features of Daily Living: Districts which illustrate the details of daily living during a previous period. Equipment or mechanical devices such as call bells, speaking tubes, dumbwaiters, fans, or similar systems are examples.
- h. Industrial Evolution: Districts which illustrate the evolution of an industrial era and its effects on humanity. Examples include company towns, glassworks, factories, manufacturing processes, and marketing developments. Aspects of these which have been instrumental in changing modes of work, altering working conditions, improving living standards, and generally affecting the social order may also manifest significance.
- i. Craftsmanship: Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.
- j. Building Groupings: Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row or other significant structures, which may or may not be of a similar period or design style.
- k. Landmark Supportive: District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

California Register of Historical Resources

Resources eligible for listing in the California Register of Historical Resources include buildings, sites, structures, objects, or historic districts that retain historic integrity and are historically significant at the local, state, or national level under one or more of the following four criteria.

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or National history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values; or
4. It has yielded, or has the potential to yield information important to the prehistory or history of the local area, California, or the Nation.

In addition to having significance, resources must have integrity. Integrity is the authenticity of a historical resource's physical identity as

evidenced by the survival of characteristics or historic fabric that existed during the resource's period of significance. A period of significance is the date or span of time within which significant events transpired, or significant individuals made their important contributions. Alterations to a resource or changes in its use overtime may have historical, cultural or architectural significance. Simple resources must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. A resource that had lost its historic character or appearance may still have sufficient integrity if it maintains the potential to yield significant scientific or historical information or specific data.

National Register of Historic Places

The National Register of Historic Places (NRHP), authorized under the 1935 Historic Sites Act and expanded under the National Historic Preservation Act of 1966, was designed to be an authoritative guide to be used by Federal, State, and local governments, private groups, and citizens in identifying the Nation's historic resources of local, state, and national significance. The National Register is administered and maintained by the National Park Service (NPS).

The NRHP has become an important component and model for several State and local historic preservation programs. NRHP listing often follows and reinforces State and local designations, extending the concern for preservation and protection to the Federal level. The NRHP is also central to a number of state and Federal programs that encourage protection and improvement of our built environment.

The following criteria are designed to guide local, State, and Federal agencies, as well as the Secretary of the Interior in evaluating potential entries for the National Register. The designation of significant historical resources such as buildings, structures, objects, sites, and districts in American history, architecture, archaeology, engineering, and/or culture must possess the qualities of integrity and be evaluated under at least one of the following criteria A-D.

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that posses high artistic values, or that represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

The buildings identified in the intensive survey were also evaluated based on the NRHP criteria and seven aspects of integrity as defined in the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Eligibility for designation and listing in the NRHP

requires that a resource not only be shown to be significant under the National Register criteria, but also to have integrity. Integrity is defined as the ability of a property to convey its significance. Although evaluation of integrity is subjective, it must be grounded in an understanding of a property's physical features and how they relate to its significance. The National Register recognizes location, setting, materials, feeling, design, association, and workmanship as the seven aspects of integrity.

In addition, resources identified in the intensive survey were reviewed and provided a preliminary historical evaluation. The evaluations were based on the State of California, Resources Agency, Department of Parks and Recreation, Office of Historic Preservation *California Historical Resource Status Codes*, formerly known as the *National Register Status Codes*.² Individual resources identified in the reconnaissance survey that were not identified as a potential contributor to a potential historic district were given a Status Code of "7R" since those resources were not evaluated for integrity under the reconnaissance level survey. The following table includes the Status Codes applied in the La Jolla Historical Survey. Additionally, local, state, and nationally designated properties are listed separately in a spreadsheet under Appendix A.

1S	Listed in the National Register as an individual property. (Automatically listed in the California Register)
3B	Appears eligible as a separate and as a contributor to a documented district.
3D	Appears eligible for the National Register as a contributor to a National Register eligible district through survey evaluation.
3S	Appears eligible for National Register as an individual property through survey evaluation.
3CD	Appears eligible for California Register (CR) as a contributor to a CR eligible district through a survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S3	Appears to be individually eligible for local listing or designation through survey evaluation.
7R	Identified in Reconnaissance Level Survey: Not Evaluated

² On August 15, 2003, the State Office of Historic Preservation, Department of Parks and Recreation revised the National Register Status Codes and replaced the name with "California Historical Resource Status Codes". Both sets of Status Codes are provided under Appendices E and F.

4.0 Historical Overview

The growth and development of La Jolla is divided into five distinct historical phases that are marked by distinct building styles and community focus. These phases include:

- Summer and Vacation Rental Era (1887-1894)
- Education and Cultural Development Era (1895-1918)
- Village Development Era (1919-1929)
- Community Development Era (1930-1945)
- Post-War Expansion Era (1946-1962)

These phases form the basis of the historical overview by providing a brief summary of La Jolla's growth and development shifts.

The Summer and Vacation Rental Era (1887-1894) began when La Jolla and the surrounding area was largely inaccessible to most people. A fourteen-mile wagon or mule ride over deeply rutted dirt roads from downtown San Diego dictated the area's primary use as a day picnic spot by only a few San Diegans. Once visitors had arrived in La Jolla, they were greeted by rolling hills covered by native chaparral, grasslands and wildflowers, and canyons filled with sycamores, cottonwoods and willows. Although the area was generally a dry and dusty environment due to the lack of rainfall in the region and the distance from significant creeks or streams, what caught the attention of these visitors was the coastline: spectacular ocean views, carved sandstone bluffs, mysterious caves and wide, sandy beaches.

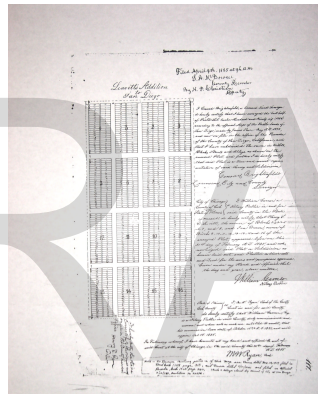


Figure 1 Leavitt's Addition, 1885

In 1885 the Transcontinental Railroad came to San Diego bringing with it an influx of land speculators and permanent residents, and by 1890 San Diego's population totaled 16,159 an increase of population over 500% since San Diego's recorded population of 2,637 in the 1880s. In 1885, the first recorded La Jolla subdivision, located slightly north of present day La Jolla Scenic Heights, was filed with the San Diego County Recorders as the Leavitt's Addition Map No. 117. However, it was the

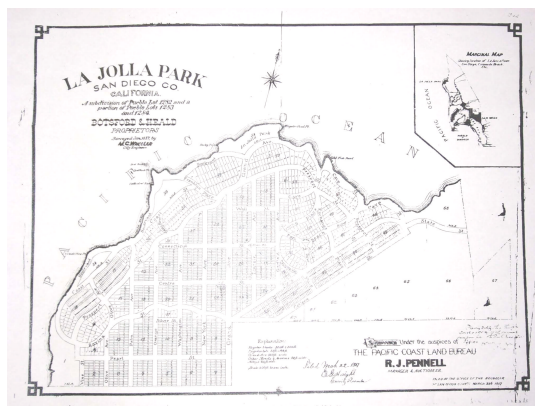


Figure 2 La Jolla Park Subdivision, 1887

La Jolla Park subdivision that was recorded on March 22, 1887 by Frank T. Botsford and George W. Heald under the auspice of the Pacific Coast Land Bureau from which the community of La Jolla evolved with the first successful efforts to construct community amenities.

The streets were laid out to follow the natural curves of the coastline, and all streets were 80' wide, with the exception of Grand (Girard), which was 100' feet wide. Two parks were identified on the La Jolla Park Subdivision map – La Jolla Park and Union Park (Park Row). Palms, cedar, eucalyptus and other tree species were planted to line the streets and define the two parks. The La Jolla Improvement Society was established to maintain the parks and the trees, but by 1893, the water supply and maintenance efforts diminished and most of the trees died. Lila Almina Hamilton acquired an interest in the Pacific Coast Land Bureau with the intent to plant trees in La Jolla Park in an artistic design. A reliable water supply continued to be a problem during the period. Prospectors were unsuccessful in drilling wells, most filled with salt water. In 1887, water was found in Rose Canyon. The water was piped to a reservoir for storage, but within a few years, the system failed and water was then hand-carried in barrels from Rose Canyon into La Jolla.

The La Jolla Park Subdivision's first public land auction was held in 1887, and due to the brisk pace of land sales, it was declared an early success. Once building began, after the short land boom and bust of the late 1880s, early structures began appearing as summer cottages. These early cottages were built by the landowners themselves or by vacationing families who wished to spend their summers on the West Coast. Comprised of board-and-batten, these cottages were modest and simple in design and construction, and were outfitted with the basic essentials, as the residents spent the majority of their time outdoors. The arrival of the railroad in La Jolla in 1894 also contributed to the growth of the La Jolla Park subdivision in the 1890s. The railroad was an extension of the San Diego, Old Town and Pacific Beach Railroad, with the alignment heading west along Grand Avenue in Pacific Beach, north parallel to La Jolla Boulevard crossing Pearl Street at Cuvier and up Prospect Street to Virginia Scripps Cottage. With mixed community reaction regarding the terminus of the line, a covert effort extended the line to Prospect and Fay Avenues where a terminal was constructed. In order to attract riders to La Jolla, the "Abalone Express" provided several activities at the end of the line in La Jolla, including a dancing pavilion. The dance pavilion was the social center of La Jolla until it was dismantled in 1907. In 1899, a stairway was built to Devil's Slide so that passengers could visit the tidepools and gather abalone.

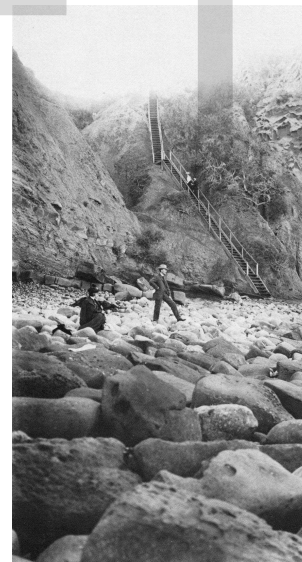


Figure 3 Steps down Devil's Slide, Courtesy of the San Diego Historical Society

The Education and Cultural Development Era (1895-1918) began when early residents started to build more stable housing and set up peripheral businesses. By the turn of the 20th century, the influx of artists and educators, many guests of Anna Held's Green Dragon Colony, began to lay the foundation for the deep interest in culture and the arts,

as well as cultural landscapes in community. Anna Held's friend, horticulturist Kate Sessions, planted eucalyptus trees at the Green



Figure 4 Anna Held's Green Dragon Colony, Courtesy of San Diego Historical Society

Dragon Colony to beautify the property. Science and Education were also at the forefront for the community, which was felt by the influence of Ellen Browning Scripps who was responsible for funding the development of several institutions during this period. Such examples include the La Jolla Women's Club, the Bishop's School, and the Children's Playground and

Recreation Center. The Recreation Center opened in 1915 and was the site of one of the first public playgrounds in the United States, and served as a model for other playgrounds throughout the country. The playground included basketball courts, tennis courts, play equipment, a sand box, and gym sets. In 1899, a nine-hole golf course was constructed at Cave and Prospect Streets.

The railroad was extended in 1908 north along Ivanhoe to Prospect Street and back to Fay Avenue, forming a loop around the village. It was finally abandoned in 1918. The first cars arrived in La Jolla in 1912. A team of horses was used to pull cars up Biological Grade during the rain. Torrey Pines grade was paved in 1915, and was followed in 1918 by the paving of Prospect Street and construction of sidewalks.

The Marine Biological Association of San Diego moved from Coronado to a site just above the Cove at Alligator Head in 1905. A 170-acre parcel above La Jolla Shores was purchased at a public auction for the Scripps Institution for



Figure 5 La Jolla Women's Club, Courtesy of San Diego Historical Society

Biological Research (so named after 1912), and construction of the first structures occurred in 1909 and 1910. The land was barren, and there were no roads. Ellen Browning Scripps donated \$10,000 to build a road connecting the laboratory to La Jolla to the south and Del Mar to the north. Torrey Pines Grade and Coast Highway were completed in 1915. This road was washed out in the rains of 1916, but rebuilt with bridges by workers building the pier for the Institution. Twenty-five board-and-batten cottages, nicknamed "The Bug House", were built for the staff of the Institution. Mary Ritter, wife of Dr. William Ritter, was responsible for the planting of shrubs and trees to protect the residences from bad weather and to make the location more attractive.

By 1900, San Diego's population totaled 17,700 with La Jolla's population recorded at less than 400.

The Village Development Era (1919-1929)

showed a pronounced interest in expanding and updating the services and core of La Jolla. San Diego was experiencing another population boom and had a recorded population of 74,361 by 1920.

The increase in population was partly due to World War 1 military personnel returning to San Diego and La Jolla with their young families and a need for additional community amenities. Streets

were paved, and schools and playgrounds were built. The road between La Jolla and San Diego was paved in 1920. The La Valencia Hotel was built in 1926, preserving the existing palm trees. La Jolla development began expanding southward and eastward from the La Jolla Park subdivision and included the re-subdivisions and new development of areas such as Bird Rock City-by-the-Sea, La Jolla Hermosa, the Barber Tract, and the Muirlands.



Figure 6 La Valencia Hotel, 1927, Courtesy of San Diego Historical Society

In 1921, Dr. James Boal sold his property between Marine Street, Fern Glen, La Jolla Boulevard and the ocean to Phillip Barber. After building his own home in 1923, Mr.

Barber began to develop the area known as the "Barber Tract". The development included winding and narrow paved roads with streetlights at the intersections and underground utilities to preserve the atmosphere and natural beauty. Other new subdivisions such as La Jolla Hermosa, developed by La Jolla



Figure 7 Construction of La Jolla Hermosa, Courtesy of San Diego Historical Society

Properties, included utility access, paved streets, curbs, sidewalks and alleys. As reported on November 7, 1924 in the La Jolla Light "The streets of the entire tract are curving so as to afford a superb view of the ocean from each home built there. All of the streets and alleys are to be paved and improved with handsome lights." The paving of the streets in the development was the largest paving contract for one project in San Diego history. Restrictions prohibited walls, fences or hedges exceeding five feet in height. Architect Edgar V. Ullrich landscaped much of the tract. Frank Turnbull

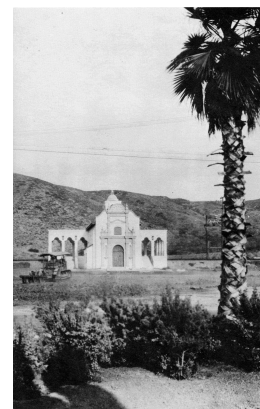


Figure 8 San Carlos Substation, Courtesy of the San Diego Historical Society

planted palms along the newly paved streets in 1924. The lots were sold for \$2,000.

Electric rail services between San Diego and La Jolla started in 1924 to provide public transportation to La Jolla after the railroad stopped operating. A streetcar line (#16) was extended from Mission Beach to La Jolla. Using a portion of the abandoned railroad right-of-way, the trolley line extended from Mission Boulevard parallel to La Jolla Boulevard on Electric Avenue (La Jolla Hermosa Avenue), stopping at the San Carlos substation. After leaving the San Carlos substation, the alignment headed northeast from Via del Norte (along the present day Fay Avenue Bike Path) to Fay Avenue. A terminal building was opened in 1925 at Prospect and Fay.

While the streetcar line brought many visitors to La Jolla, it also brought workers to La Jolla who lived elsewhere. This prompted the development of new subdivisions in La Jolla, along with the paving of



Figure 9 La Jolla Shores, Courtesy of the San Diego Historical Society

additional streets and sidewalks in the area. North of La Jolla Park, La Jolla Shores, originally known as Long Beach, opened in 1926. "The whole tract is to be developed in a dignified and impressive way, with a 2200 foot esplanade and sea wall along the waterfront, with occasional steps leading down to the beach. Decorative lights at such intersections as well as in all the streets in the tract,

which is to be known as "La Jolla Shores" will comprise a practical as well as decorative feature of the handsome paved roads" (La Jolla Journal, 1/21/26). Fourteen acres of land were purchased in 1926 in Long Beach for the La Jolla Beach and Yacht Club. An inner harbor with a 150' wide channel to the ocean was dredged, but the proposed breakwaters were not feasible to build.

The Upper Hermosa development, also by La Jolla Properties, opened in 1927. The irregularly shaped ocean view lots sold from \$2,000 to \$8,000. Tract engineer Frank H. Dodge designed a double horseshoe shaped drive circling an area along the foothills; the carefully contoured roads allowed for easy driving and accessibility.

The La Jolla Golf Course outgrew its original location at Cave and Prospect streets, and land for a new course on the western slope of Mount Soledad was leased from the City of San Diego. The La Jolla Country Club was established and a clubhouse with a panoramic view was constructed in 1927 to compliment the William P. Bell designed golf course.

A 1928 advertisement in the La Jolla Journal indicated that the sites in the new Muirlands subdivision would have a road frontage of 100 to 150 feet to ensure 40 feet of open space between dwellings for privacy.

Due to the increase in population and new development trends, street paving began, and the highway between Los Angeles and San Diego traveled through La Jolla. From Del Mar, drivers entered La Jolla up Torrey Pines grade, past the Torrey Pines Lodge, across the mesa to La Jolla Junction, down Biological Grade, across La Jolla Shores Drive, up Torrey Pines Road to Prospect Place, left on Prospect through town to the Bishops School, then left onto La Jolla Boulevard to Pacific Beach and San Diego.

The San Diego land crash in 1927 followed by the Stock Market Crash of 1929 signaled an end to this progressive time, and building and development slowed to an all time national low.

The Community Development Era (1930-1945) began as the country was entering the Great Depression. Many properties, including the newly subdivided La Jolla Shores were foreclosed. In 1930, the Chamber of Commerce formed the Community Service Department to assist in combating the unemployment caused by the Depression. Many infrastructure improvements were made throughout La Jolla including Coast Walk, street benches, bridges over Devil's Slide and the stairs down to it, sidewalks near La Jolla Cove, a road graded up the east side of Mount Soledad, park landscaping, and removal of canyon debris. The Civil Works Appropriation Corps was formed in 1933. Projects undertaken by the Corps included street paving, improvements at the Cove, installation of storm drains, and general community clean-up.

Pacific Coast Highway (State 101) was rerouted in 1930 through Rose Canyon to by-pass La Jolla, resulting in the closure of gas stations,

restaurants and auto repair shops along the original route. In 1931 the Children's Pool was commissioned by Ellen Browning Scripps and in 1935, the failed La Jolla Beach and Yacht Club was deeded to F.W. and Florence Scripps Kellogg and became the La Jolla Beach and Tennis Club.

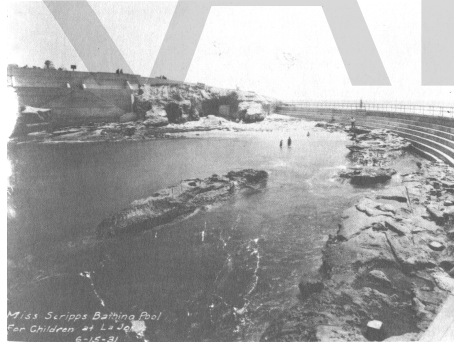


Figure 10 La Jolla Children's Pool, Courtesy of the San Diego Historical Society

The Bird Rock Anti-Aircraft Training Center was

established in 1942. Gun emplacements were installed on the bluffs and extended south along Calumet Avenue. The gun mounts were embedded on concrete slabs in front of a long, low concrete block building that housed radar, fire control equipment, instructors and safety observers. The area also included support structures, galley, barracks, ready ammunition magazines and other equipment. The training center was closed in 1945, and most of the buildings were removed in 1952. Some of the debris was pushed over the cliffs and rests on the beach below where it is slowly being eroded by tidal and wave action.

Military influences also continued with the establishment of Camp Callen and Camp Matthews, both strong forces during the Second World War.

Social developments were made as well as the La Jolla Museum of Contemporary Art, which began in 1940 and took as its permanent home the residence of Ellen Browning Scripps, who had helped start the first La Jolla Art Association many years earlier. Some neighborhoods, such as the Barber Tract—planned prior to the Depression, were able to experience some growth during this period. As a result, the area reflects the architectural styles from the 1920s, 1930s, and 1940s, thus adding to the neighborhood's eclectic ambiance.

As the Second World War came to an end and troops began returning to their home many enlisted personnel relocated to La Jolla with their families. **The Post-War Expansion Era (1946-1962)** documents the unprecedented growth in modern tract subdivisions, affordable single-family homes, and new cooperative living units. The early 1940s brought a new community growth plan, the League of La Jolla, and the La Jolla Town Council, all of which aimed at managing the future growth of La Jolla.

The “Eliot Plan” was prepared in 1946 under the direction of Milton Sessions, chairman of the planning committee, Glen Rick, San Diego Planning Department, and Charles Eliot, a planning consultant. The plan recommended a park-like system of development, with a cultural complex in the Prospect Street area, including the Bishop’s School, Scripps Clinic and Hospital, the Art Center, the La Jolla Women’s Club, and the La Jolla Presbyterian and St. James-by-the-Sea churches. Eight areas along the coastline and six areas near Mount Soledad were to become park sites. Roads were to be developed as parkways, bridle trails were to be retained and expanded, and European-style park roundabouts were to be constructed at street intersections. An emphasis was placed on recreation facilities, tree plantings, signage, business and school needs, and the future use of vacant land. The street plan provided recommendations to improve La Jolla’s ingress and egress.

While the Eliot Plan did not receive strong support from the community and was never approved by the City, parts of the plan were implemented, including the development of Kellogg Park, and the widening and straightening of La Jolla Boulevard. Torrey Pines Road

(formerly La Jolla Canyon Road) was widened, improving the direct connection between La Jolla Junction and the Village area. The Ardath Road extension was approved. An architectural review board was also established in 1947 to provide professional expertise in the selection of



Figure 11 Greetings from La Jolla, 1954 Courtesy of David Marshall

architectural styles. Due to this, La Jolla has many homes designed by nationally acclaimed architects and builders.

The La Jolla Farms area was developed in 1947 by William Black. Adobe houses were to be developed on large lots and the development

included barns, a trainer's house, training track, polo field and clubhouse. Retirement co-operatives also began to appear in La Jolla as a new influx of wealthy retired persons joined the community. Economically, General Atomics and the University of California at San Diego campus brought international attention to La Jolla as many nationally and internationally prominent scientists, professors, and their families settled in as community residents.

The establishment of the University of California San Diego in 1960 also extended La Jolla's urban boundaries, both physically and culturally. The needs of the University included 1,000 acres (Camp Callan and Camp Matthews), abatement of aircraft noise from Naval Air Station Miramar, good egress and ingress by improving the freeway, and a land use master plan that would assure necessary housing and community development.

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5.0 Potential Historic Districts

Historic and Cultural Landscape districts are important aspects of every community. They represent a wide variety of historic resources that share unique qualities, such as architectural design, landscape design, neighborhood development, and cultural or historical themes. During the intensive and reconnaissance surveys, potential historic and cultural landscape districts were identified and selected by a joint consensus between the City of San Diego, the La Jolla Historical Society, and the consultant. These potential districts are based on a visual assessment of potential resource groupings within specific areas, the general integrity of the district, and preliminary historical research. Future designation of potential historic districts and individual resources requires additional historic and archival research. *Map 3 Designated and Potentially Eligible Historical Resources* depicts both currently designated resources as well as potentially eligible historical districts.

Many of the elements identified in the cultural landscape survey also contribute character-defining features in support of potential historic architectural districts. Cultural landscape elements found throughout the various La Jolla subdivisions include tree-lined streets; multi-scored and tinted sidewalks stamped with street names and/or contractor names and dates of construction; rock walls constructed from local sources (Bird Rock); concrete streets and cobble-lined gutters; gaslamp-type fixtures; coastal view points and access routes; streets and lots planned to take advantage of views; and park and open space areas.

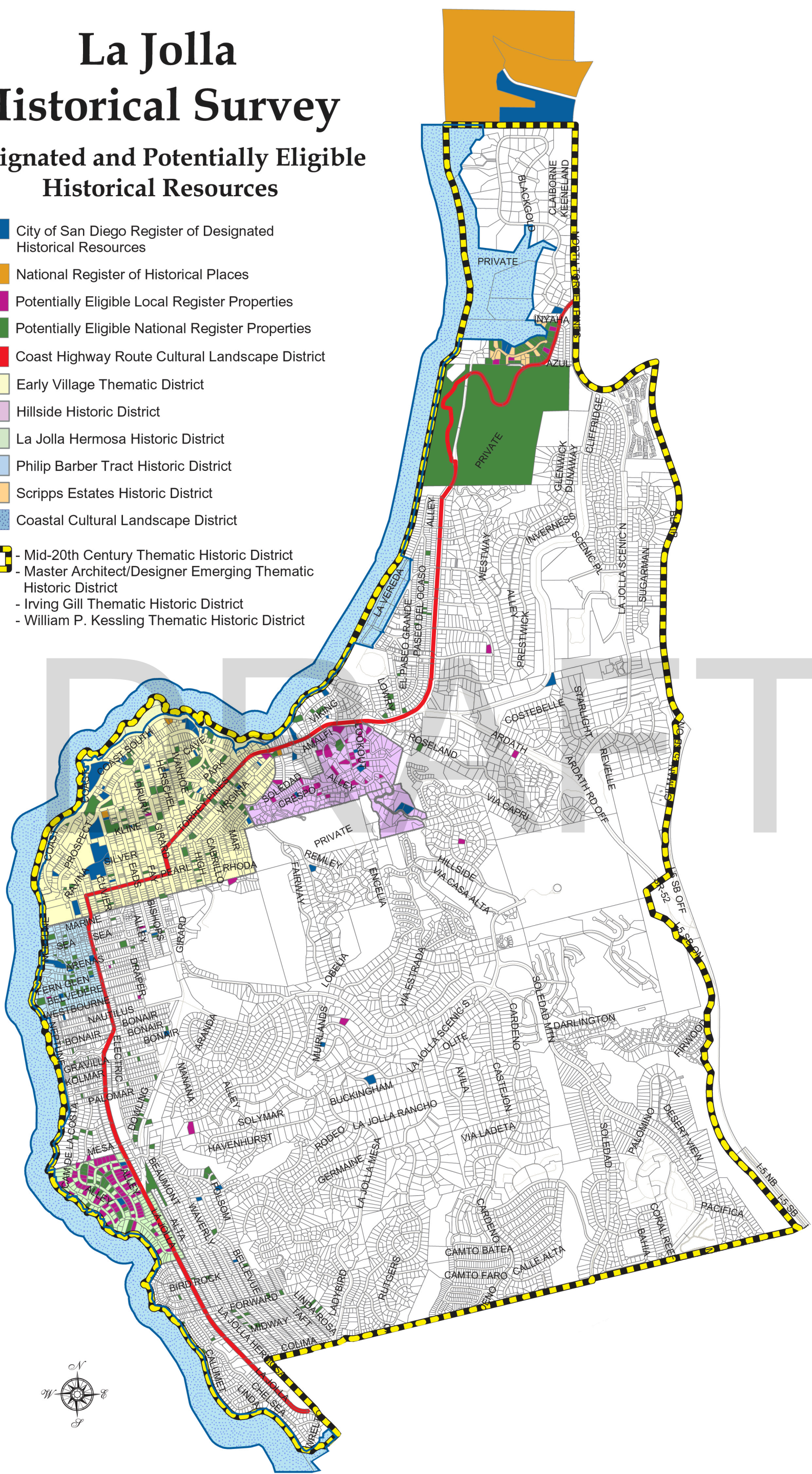
During the reconnaissance survey, potential cultural landscape districts were identified including a coastal district and Coast Highway Route. The following is a list of potential historic and cultural landscape districts identified through the intensive and reconnaissance survey efforts.

- Coastal Cultural Landscape District
- Coast Highway Route Cultural Landscape District
- Scripps Estates Historic District
- La Jolla Hermosa Historic District
- Hillside Historic District
- Mid-20th Century Adobe Thematic Historic District
- Master Architect/Designer Emerging Thematic Historic District
- Irving Gill Thematic Historic District
- Early Village Thematic Historic District
- William P. Kessling Thematic Historic District
- Phillip Barber Tract Thematic Historic District

La Jolla Historical Survey

Designated and Potentially Eligible Historical Resources

- City of San Diego Register of Designated Historical Resources
- National Register of Historical Places
- Potentially Eligible Local Register Properties
- Potentially Eligible National Register Properties
- Coast Highway Route Cultural Landscape District
- Early Village Thematic District
- Hillside Historic District
- La Jolla Hermosa Historic District
- Philip Barber Tract Historic District
- Scripps Estates Historic District
- Coastal Cultural Landscape District
- Mid-20th Century Thematic Historic District
- Master Architect/Designer Emerging Thematic Historic District
- Irving Gill Thematic Historic District
- William P. Kessling Thematic Historic District



Map 3

5.1 Coastal Cultural Landscape District

The La Jolla coastline, defined by carved sandstone bluffs, mysterious caves and wide sandy beaches, has been used for functional purposes and visual and recreational pleasures for more than 8,000 years. Archaeological records show that nomadic people such as the La Jollans and tribes such as the Kumeyaay lived along the cliffs of La Jolla. As La Jolla developed, Long Beach (La Jolla Shores) was used for cattle grazing and farming, and illegal smuggling occurred off the coast of Long Beach and near the coastal caves. In the late 1800s and early 1900s, the railroad provided a variety of activities to attract riders to La Jolla. Among the popular attractions was a trip down “Devil’s Slide” to visit the tidepools and gather abalone. Horace Poole was hired by the railroad to entertain visitors by diving from the cliffs to the ocean below. In 1903, Gustav Schulz completed the construction of a tunnel leading from Goldfish Point to Sunny Jim Cave. This is the only cave that is accessible by land. Scripps Institute of Oceanography has had a constant presence along the La Jolla bluffs since its first La Jolla home was established at La Jolla Cove in 1905. The La Jolla Shores development in 1926 provided public access to the wide sandy beach by constructing an esplanade and seawall.

The La Jolla shoreline is constantly evolving both from natural and man-made influences. Cathedral Rock tumbled into the ocean in 1906. Wave action strips beaches, such as Boomer Beach of sand each winter, replenishing it again in the spring and summer. Public outcry prevented the White Sands project from developing on the beach, destroying public access in this area. Upon closure in 1954, the Anti-Aircraft Gunnery School in Bird Rock was dismantled by pushing some of the debris over the cliffs onto the beach below.

The La Jolla coastline of today is defined by many of the same features that fascinated early visitors. Physical and visual access to the coast is in high demand. Public parks and open spaces have been designated along the coast. Heavily traveled foot trails provide access down the cliffs to the beaches. Stairs and ramps have been constructed to many of the beaches. When development has occurred along the coast, public easements have been required as a condition of development to maintain public access.

Boundaries: Torrey Pines City Park to the north; Tourmaline Park to the south; the Pacific Ocean to the west; and the public right-of-way to the east

Character Defining Features: Resources within the public right-of-way along the La Jolla coastline that have direct physical or visual access to the coast, including parks, beaches, bluffs, caves, rock formations, ecological preserves, trails and access ways, and view points.

District Recommendation: As a cultural landscape, the potential Coastal District appears eligible to the City of San Diego Register of Designated Historical Resources as a geographic district under HRB Criteria A (Cultural Development) and District Element K (Landmark Supportive). The period of significance is 1869-1962, under the context of aesthetic value of views and public access established early in the

development of La Jolla and supported by various City of San Diego community planning documents and the California Coastal Conservancy.

List of Surveyed Features

Address	St Name	NRHP Status Codes
0	Avenida de la Playa	5D3
0	Bird Rock Ave	5D3
5300	Calumet Ave	5D3
5400	Calumet Ave	5D3
6000	Camino de la Costa	5D3
6000	Camino de la Costa	5D3
6200	Camino de la Costa	5D3
6400	Camino de la Costa	5D3
8200	Camino del Oro	5D3
5700	Chelsea Ave	5D3
0	Chelsea Pl	5D3
100	Coast Blvd	5D3
400	Coast Blvd	5D3
500	Coast Blvd	5D3
600	Coast Blvd	5D3
700	Coast Blvd	5D3
800	Coast Blvd	5D3
1100	Coast Blvd	5D3
1100	Coast Blvd	5D3
0	Coast Walk	5D3
0	Coast Walk	5D3
0	Coast Walk	5D3
0	Coast Walk	5D3
0	Coast Walk	5D3
0	Costa Pl	5D3
0	Crystal Dr	5D3
5700	Dolphin	5D3
8500	El Paseo Grande	5D3
0	Forward St	5D3
0	Gravilla	5D3
9200	La Jolla Farms Rd	5D3
9400	La Jolla Farms Rd	5D3
9400	La Jolla Farms Rd	5D3
9600	La Jolla Farms Rd	5D3
9600	La Jolla Farms Rd	5D3
9776	La Jolla Farms Rd	5D3
8602	La Jolla Shores Dr	5D3
0	La Jolla Shores Ln	5D3
8100	La Vereda	5D3
8200	La Vereda	5D3
0	Linda Way	5D3
0	Marine St	5D3
0	Marine St	5D3
0	Midway St	5D3

Architect Milford Wayne Donaldson, FAIA

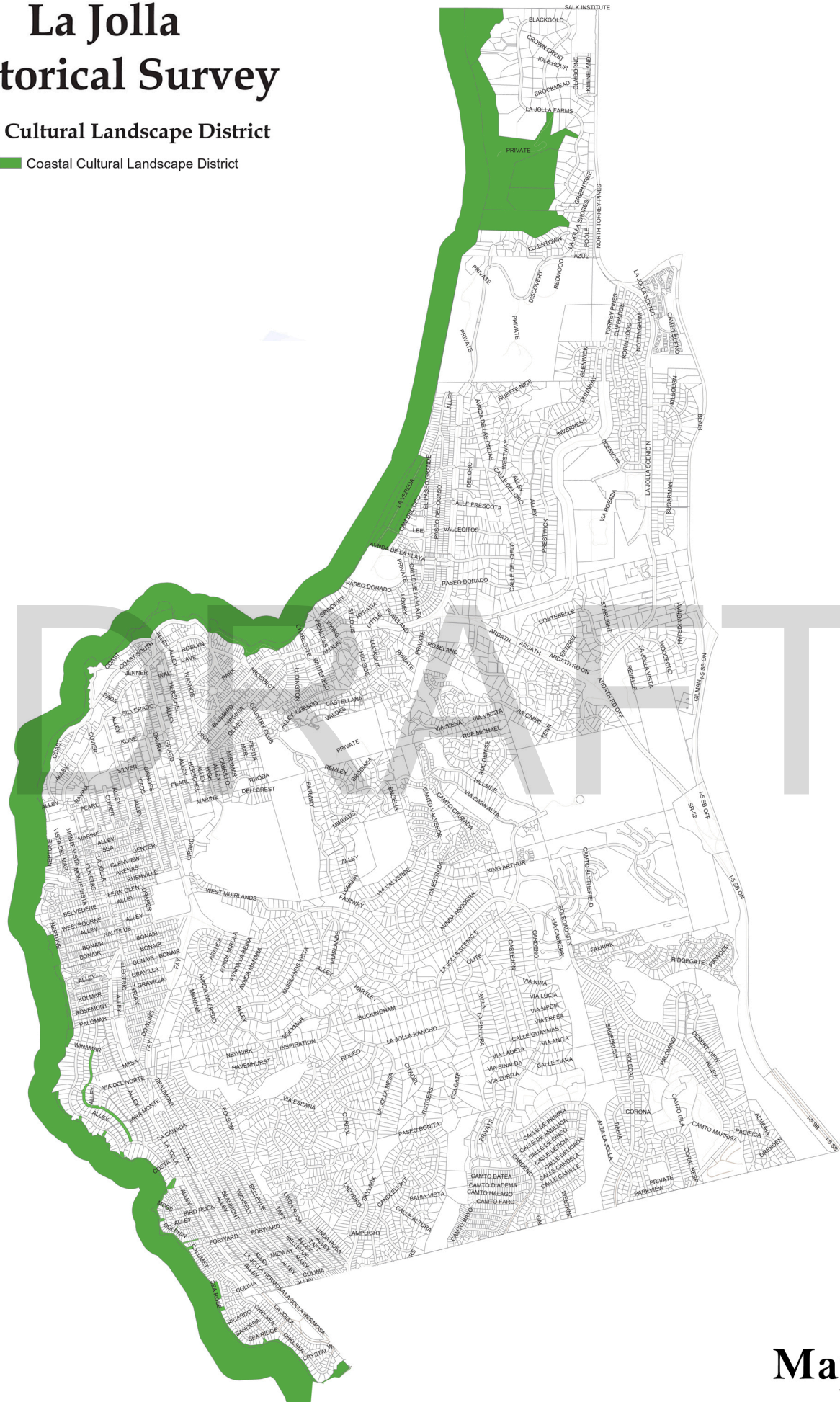
Address	St Name	NRHP Status Codes
0	Nautilus	5D3
0	Neptune Pl	5D3
0	Neptune Pl	5D3
0	Neptune Pl	5D3
0	Neptune Pl	5S1
0	Palomar	5D3
0	Playa del Norte	5D3
0	Princess St	5D3
0	Princess St	5D3
0	Rosemont	5D3
100	S. Coast Blvd	5D3
0	Sea Ln	5D3
2000	Spindrift Dr	5D3
2000	Spindrift Dr	5D3
2900	Torrey Pines Scenic Dr	5D3
2900	Torrey Pines Scenic Dr	5D3
0	Vista de la Playa	5D3
0	Vista del Mar	5D3
0	Westbourne	5D3

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La Jolla Historical Survey

Coastal Cultural Landscape District

Coastal Cultural Landscape District



5.2 Coast Highway Route Cultural Landscape District

In January 1909, the San Diego County Road Commission selected two highway projects in San Diego County, setting aside \$18 million for construction of a system of state highways. The first route along the coast would provide a better link between San Diego and Los Angeles than the series of dirt roads in use at the time. The second route provided a link between San Diego and Escondido. The two-lane, 15-foot wide paved coastal road was officially complete by the end of 1915, in time for the 1915-16 Panama-California Exposition in Balboa Park. However, even before completion, the coastal route was used for a number of organized and informal auto rallies between Los Angeles, San Diego and Phoenix. The road was officially designated U.S. Highway 101 in 1925. Service stations and repair garages, auto courts and motels, and cafes and diners were established along the highway. During the Prohibition era (1919 to 1933), Highway 101 was the route used to travel to Tijuana, where visitors could drink and gamble.

The first routing of Highway 101 went through La Jolla. This section of the highway was financed by Ellen Browning Scripps to provide a connection between Scripps Institute and La Jolla to the south and Del Mar to the north. The original route ascended Torrey Pines grade from Del Mar, passed the Torrey Pines Lodge, crossed the mesa to La Jolla Junction, descended Biological Grade to La Jolla Shores Drive, proceeded southwest on Torrey Pines Road to Prospect Place, and then turned left onto Prospect through downtown La Jolla to Bishops School. From Bishops School, the route followed La Jolla Boulevard, heading east on Turquoise, south on Cass and east on Garnet through Pacific Beach. A popular stopping point on Highway 101 was the roadside restaurant at Torrey Pines Lodge.

As the traffic volume increased along Highway 101, the road through Torrey Pines Reserve was not sufficient to handle the flow. A new alignment was constructed by the City of San Diego to the east of Torrey Pines Reserve between 1930 and 1933, bypassing both of the steep grades through La Jolla. This new alignment provided a more direct link from La Jolla Junction through Rose Canyon to Atlantic Avenue east of Mission Bay, resulting in less traffic flow through downtown La Jolla and the closure of many of the roadside businesses.

Boundaries: Torrey Pines State Park on the north and La Jolla Boulevard/Turquoise Street on the south

Character Defining Features: While many of the original features of U.S. Highway 101 have been removed or covered over in La Jolla, the corridor through which the highway passed is still present. Features still visible include the concrete roadbed of the original Torrey Pines Grade in Torrey Pines State Park, as well as the original Torrey Pines Lodge, which is now in use by Torrey Pines State Park and listed on the National Register of Historic Places.

District Recommendation: As a cultural landscape, U.S. Highway 101 appears eligible to the California Register of Historical Resources at the state level as a geographical district under Criteria 1— for its association with events that have made a significant contribution to the broad

patterns of local and regional history, and the cultural heritage of California.

Additionally, as a cultural landscape, U.S. Highway 101 appears eligible to the City of San Diego Register of Designated Historical Resources as a geographical district under HRB Criteria A (Community Development), B (Significant Event) and under district element K (Landmark Supportive).

The period of significance is 1915-1933 under the context of the Assembly Concurrent Resolution 92, 1998, designated those portions of US 101 that are still publicly maintained and not already designated as part of Historic US 101 as "*Historic US 101*".

The National Task Force for Historic Roads defines historic roads as roads that, through design, experience or association, have contributed to our culture. U.S. Highway 101 through La Jolla can be defined as both an aesthetic and cultural route.

Aesthetic routes represent historic roads for which the primary rationale for development was the design and provision of a specific visitor experience. Aesthetic routes historically have been intensively designed and developed for the purpose of leisure, recreation, and commemoration. They have a documented origin and construction date. Never intended as the fastest or quickest route, such roads typically follow the natural topography of the region, and are most often associated with a designed landscape or park space. In the case of La Jolla, the varied topography, ocean views and presence of Torrey Pine trees contribute to the aesthetic characteristics of the route.

Cultural routes represent roads that evolved through necessity or tradition without a formal initial goal or objective guiding location. These roads have generally undergone significant changes and modifications since their inception, often leading to multiple layers of development as road construction projects occurred at different times. Often times, the only original feature of these roads is the historic corridor through which they pass. Remaining roadside features such as motels, diners and auto repair shops often provide a clue to the history of the route.

List of Surveyed Features

Address	Street Name/Location	NRHP Status Code
0	Biological Grade	3CD
0	La Jolla Junction	3CD
0	La Jolla Shores Drive	3CD
0	Torrey Pines Grade	3CD
0	US Highway 101 through downtown La Jolla	3CD

Coast Highway Route Cultural Landscape District



5.3 Scripps Estates Historic District

As a response to anti-Semitic housing discrimination in La Jolla, Roger Revelle, Director of Scripps Institution of Oceanography (1950-1964) and a group of colleagues planned the Scripps Estates Association Subdivision in 1953 to provide housing opportunities for the Scripps Institution's faculty and their families. Some of the Institution's most prominent scientists and families associated with the Scripps Estates Association include Norris W. Rakestraw, Edward Goldberg, Betty A. Goldberg, Leonard Lieberman, Shirley Liebermann, Walter Munk, Judith H. Munk, Harold Johnson, Russell Raitt, Helen Raitt, and Dr. and Mrs. Spiess. Scripps Estates consists of an eclectic variation of Modern Ranch-style homes, many of which were designed by architect/artist, Russell Forester.

Boundaries: Scripps Estates is bounded by Pueblo lot 1312 to the north, La Jolla Bluffs to the west, La Jolla Cliffs to the east, and Pueblo lot 1218 and the University of California at San Diego to the south.

Character Defining Features: The Scripps Estates Historic District is characterized by irregular lot sizes with custom Modern Ranch-style homes that integrate indoor and outdoor spaces in an irregular form and plan. Typically, building materials identified with this subdivision include wood, roman brick, large amounts of glazing and steel frame windows. Properties located off La Jolla Shores Drive are set back 25' for an internal alley. Easements ranging between 6' to 18' are also indicative of this subdivision. Mature trees and vegetation line the curvilinear street pattern, which provide multiple view sheds toward the Pacific Ocean.

District Recommendations: Scripps Estates appears to be potentially eligible to the National Register of Historic Places as a geographical district at the state level of significance under Criteria B for its association with persons important to California's history under the context of Scripps Institution of Oceanography and scientific development.

Scripps Estates appears to be potentially eligible as a geographical/traditional district to the San Diego Register of Designated Historical Resources at the local level of significance under HRB Criteria A (Community Development) for its association with anti-Semitic housing practices in La Jolla during the 1950s, HRB Criteria B (Historic Persons) for its association with persons important to California's history under the context of Scripps Institution of Oceanography and scientific development, and Criteria C (Architecture) for Modern Ranch-style homes. Additionally, this potential district appears eligible under District Element Criterion D (Development Progression) and E (Consistent Plan).

List of Surveyed Properties

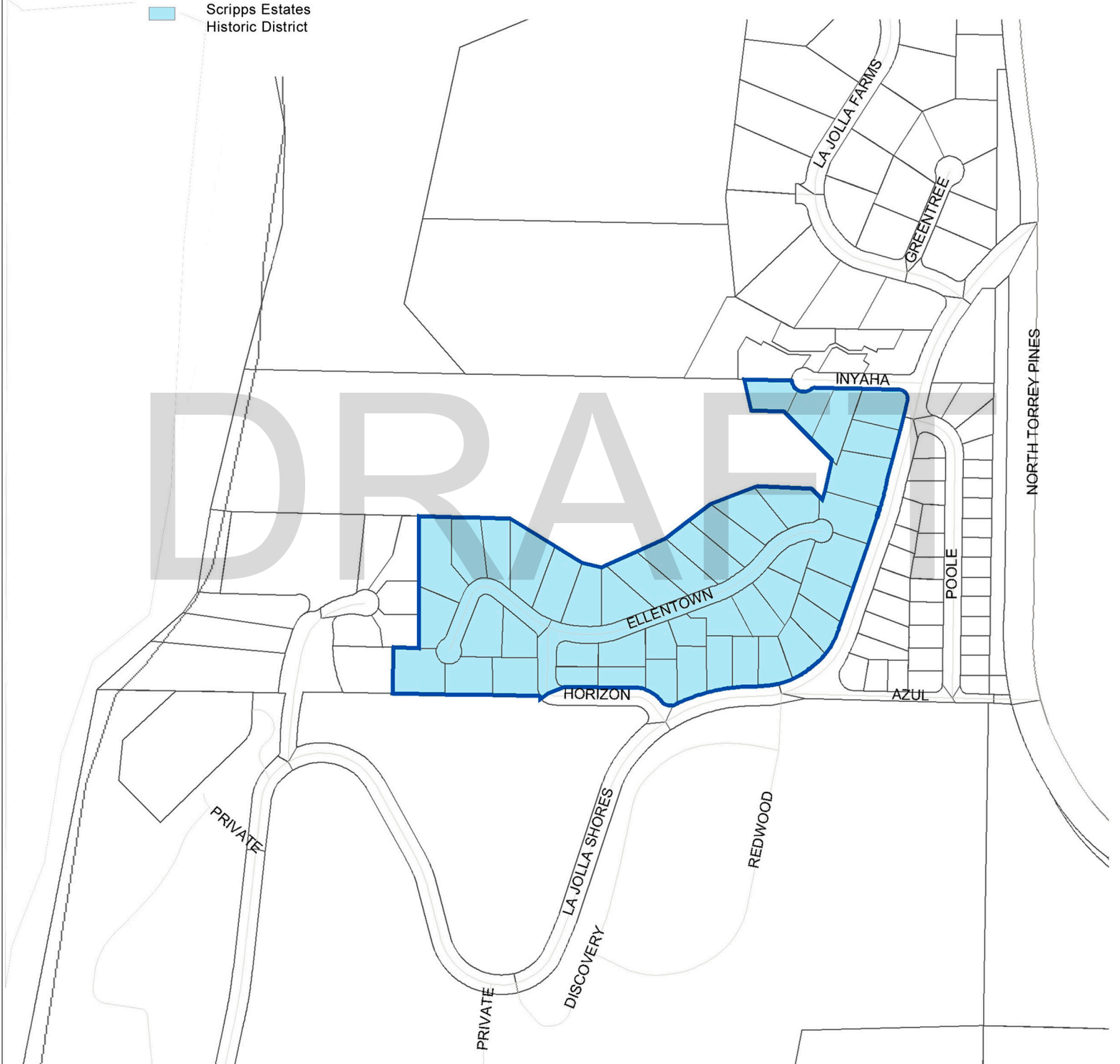
Address	Street Name	NRHP Status Code
2400	Ellentown Rd	5D3, Lot
2404	Ellentown Rd	3D
2405	Ellentown Rd	5D3
2424	Ellentown Rd	3D
2434	Ellentown Rd	7R
2444	Ellentown Rd	3D

Address	Street Name	NRHP Status Code
2451	Ellentown Rd	3D
2505	Ellentown Rd	5D3
2524	Ellentown Rd	3D
2534	Ellentown Rd	3D
2604	Ellentown Rd	3D
2605	Ellentown Rd	3D
2614	Ellentown Rd	7R
2615	Ellentown Rd	3D
2624	Ellentown Rd	3D
2625	Ellentown Rd	3D
2634	Ellentown Rd	3D
2635	Ellentown Rd	3D
2644	Ellentown Rd	3D
2654	Ellentown Rd	3D
2655	Ellentown Rd	3D
2512	Horizon Way	3D
2522	Horizon Way	3D
2631	Inyaha Ln	3D
2641	Inyaha Ln	3D
9400	La Jolla Shores Dr	3D, Alley
9410	La Jolla Shores Dr	7R
9420	La Jolla Shores Dr	3D
9430	La Jolla Shores Dr	3D
9440	La Jolla Shores Dr	3D
9450	La Jolla Shores Dr	3D
9460	La Jolla Shores Dr	3D
9470	La Jolla Shores Dr	5D3
9530	La Jolla Shores Dr	3D
9540	La Jolla Shores Dr	5D3
9641	La Jolla Shores Dr	3D

La Jolla Historical Survey

Scripps Estates Historic District

 Scripps Estates
Historic District



5.4 La Jolla Hermosa Historic District

Subdivided in 1924 by the La Jolla Properties, Inc., La Jolla Hermosa represents one of La Jolla's early tract subdivisions important in San Diego's subdivision development. La Jolla Hermosa boasts designs from recognized architects Edgar Ullrich, Thomas Shepherd, Cliff May, and Herbert Palmer. Properties that underwent designs from other architects were approved by tract architect, Edgar Ullrich. As tract architect, Ullrich not only presented prospective buyers with possible designs, but also approved the designs of other architects prior to tract construction. The architectural review process, property restrictions, and a minimum cost for lot improvements fashioned this subdivision as a socially and economically exclusive ocean front neighborhood.

Boundaries: La Jolla Hermosa, commonly known as Lower Hermosa, is bounded by Hermosa Terrace subdivision to the north, the Pacific Ocean to the west, Bird Rock subdivision to the south, and La Jolla Hermosa Unit A subdivision to the east.

Character Defining Features: La Jolla Hermosa subdivision is characterized with tree lined streets, curvilinear street pattern, concrete streets and sidewalks, coastal access points, pedestrian access points to the historic trolley stop, and irregular lot sizes. Architectural styles indicative of this subdivision are the Spanish Colonial, the Spanish Eclectic, and the French Eclectic styles.

District Recommendation: La Jolla Hermosa subdivision appears eligible to the City of San Diego Register of Designated Historical Resources as a geographical/traditional historic district under HRB Criteria A (Neighborhood Development), HRB Criteria C (Architecture), HRB Criteria D (Master Architect) and District Elements E (Consistent Plan) and J (Building Groupings). The period of significance for La Jolla Hermosa Historic District is 1924 to 1958—the arbitrary 45-year cut off date.

List of Surveyed Properties

Address	Street Name	NRHP Status Code
202	Avenida Cortez	3S
208	Avenida Cortez	7R
211	Avenida Cortez	7R
212	Avenida Cortez	5D3
214	Avenida Cortez	5D3
215	Avenida Cortez	3S
6004	Avenida Cresta	3S
6006	Avenida Cresta	3S
6009	Avenida Cresta	3S
6010	Avenida Cresta	5D3
6011	Avenida Cresta	5B
6019	Avenida Cresta	3S
6020	Avenida Cresta	5D3
6101	Avenida Cresta	5B
6104	Avenida Cresta	5D3
6108	Avenida Cresta	5D3

POTENTIAL HISTORIC DISTRICTS

Address	Street Name	NRHP Status Code
6109	Avenida Cresta	3S
6116	Avenida Cresta	3S
6117	Avenida Cresta	3S
6120	Avenida Cresta	5B
6121	Avenida Cresta	3S
6123	Avenida Cresta	3S
6126	Avenida Cresta	3S
6200	Avenida Cresta	5B
6206	Avenida Cresta	5D3
6209	Avenida Cresta	5B
6210	Avenida Cresta	5B
6215	Avenida Cresta	5D3
6216	Avenida Cresta	5D3
6219	Avenida Cresta	5B
6223	Avenida Cresta	3S
6281	Avenida Cresta	7R
6284	Avenida Cresta	5B
6000-6200	Avenida Cresta	5D3, Street Trees
5805	Camino De La Costa	5B
5832	Camino De La Costa	7R
5839	Camino De La Costa	7R
5840	Camino De La Costa	5D3
5905	Camino De La Costa	3S
5915	Camino De La Costa	7R
5930	Camino De La Costa	5B
5950	Camino De La Costa	7R
5960	Camino De La Costa	3S
6000	Camino De La Costa	5D3
6000	Camino De La Costa	5D3, Beach Access
6000	Camino De La Costa	5D3, Trail & View Point
6005	Camino De La Costa	5D3
6010	Camino De La Costa	5D3
6035	Camino De La Costa	5B
6040	Camino De La Costa	5B
6041	Camino De La Costa	5D3
6105	Camino De La Costa	5B
6110	Camino De La Costa	3S
6111	Camino De La Costa	5B
6200	Camino De La Costa	5D3, Unimproved Access
6201	Camino De La Costa	5D3
6204	Camino De La Costa	5D3
6210	Camino De La Costa	5B
6211	Camino De La Costa	7R
5700	Chelsea at Camino De La Costa	5D3, La Jolla Hermosa Park
5920	La Jolla Blvd	7R
5928	La Jolla Blvd	5D3
6012	La Jolla Blvd	7R
6020	La Jolla Blvd	7R


Address	Street Name	NRHP Status Code
6037	La Jolla Blvd	7R
6106	La Jolla Blvd	5D3
6114	La Jolla Blvd	7R
6118	La Jolla Blvd	5D3
6121	La Jolla Blvd	5D3
6122	La Jolla Blvd	7R
6126	La Jolla Blvd	5D3
6130	La Jolla Blvd	5B
0	Mira Monte	5B, Walkway
311	Mira Monte	5B
322	Mira Monte	5D3
203	Via Del Norte	3S
225	Via Del Norte	5D3
226	Via Del Norte	5B
300	Via Del Norte	7R
300	Via Del Norte	5D3, Street Trees
321	Via Del Norte	5B
328	Via Del Norte	5B
335	Via Del Norte	6Z
338	Via Del Norte	5D3
345	Via Del Norte	7R
350	Via Del Norte	5B
355	Via Del Norte	5B
364	Via Del Norte	5D3
375	Via Del Norte	5D3
380	Via Del Norte	5D3
391	Via Del Norte	3S
6000-6100	Vista De La Mesa	5D3, Street Trees
6003	Vista De La Mesa	5B
6004	Vista De La Mesa	5B
6007	Vista De La Mesa	5D3
6011	Vista De La Mesa	5B
6012	Vista De La Mesa	5D3
6014	Vista De La Mesa	5D3
6015	Vista De La Mesa	5D3
6017	Vista De La Mesa	5D3
6020	Vista De La Mesa	5D3
6021	Vista De La Mesa	7R
6023	Vista De La Mesa	7R
6026	Vista De La Mesa	5B
6030	Vista De La Mesa	5B
6100	Vista De La Mesa	5B
6105	Vista De La Mesa	5D3
6106	Vista De La Mesa	5B
6110	Vista De La Mesa	5B
6111	Vista De La Mesa	5B
6118	Vista De La Mesa	5D3
6119	Vista De La Mesa	5D3

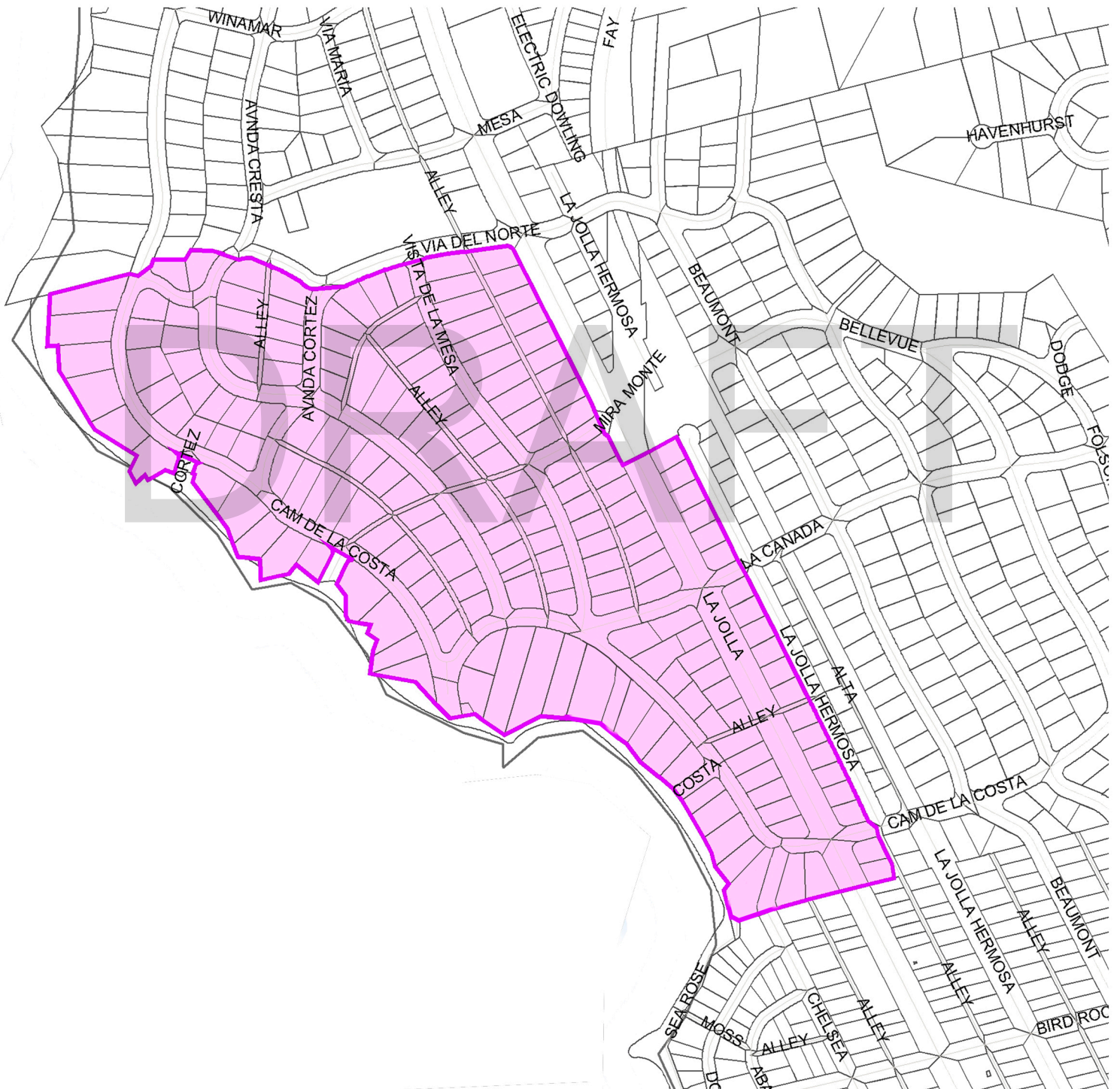
Address	Street Name	NRHP Status Code
6121	Vista De La Mesa	5B
6122	Vista De La Mesa	5B
6125	Vista De La Mesa	5D3
6126	Vista De La Mesa	5B
6130	Vista De La Mesa	3S
6131	Vista De La Mesa	5B

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La Jolla Historical Survey

La Jolla Hermosa Historic District

 La Jolla Hermosa
Historic District



5.5 Hillside Historic District

Development in the Hillside area began in the 1910s with the La Jolla Hills subdivision in 1912 and the Villa Tract Resubdivision in 1913 and proliferated well into the late 1930s. This area historically rural in nature, includes significant environmental resources and architecture associated with master architects and designers such as Lillian Rice, Thomas Shepherd, Cliff May, William Templeton Johnson, and landscape architect Roland S. Hoyt.

Boundaries: The Hillside area encompasses early portions of the La Jolla Park Villa Tract Resubdivision, as well as La Jolla Hills and the Ludington Heights subdivisions. It is bounded by Torrey Pines Road to the north, La Jolla Park to the west, La Jolla Park open space to the south, and Hidden Valley Estates to the east.

Character Defining Features: Hillside is defined by tree lined, narrow curvilinear streets, steep hillsides, cobble lined gutters, natural and designed landscape features, panoramic views of La Jolla and the Pacific Ocean, and includes a variety of eclectic architectural style homes.

District Recommendation: Hillside is potentially eligible as a geographic/traditional historic district in the City of San Diego Register of Designated Historical Resources under HRB Criteria A (Neighborhood Development) and District Element D (Development Progression). The period of significance is from 1912-1940, and is under the general context of organic development.

List of Surveyed Properties

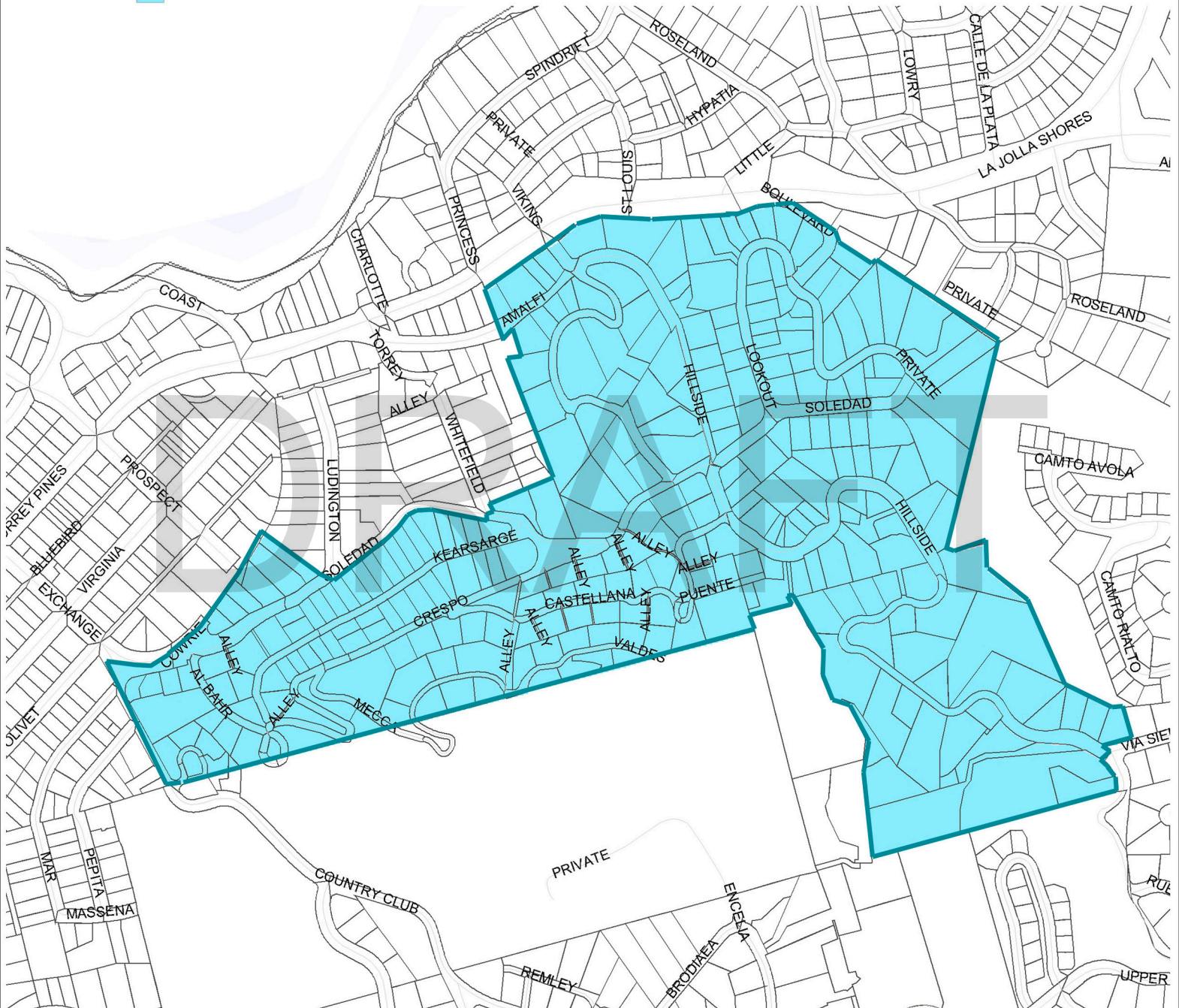
Address	Street Name	NRHP Status Code
0	Al Bahr Dr	5B, Bridge
1802	Almalfi St	5B
1827	Almalfi St	5B
1831	Almalfi St	5D3
0	Castellana Rd	5B, Bridge
0	Castellana Rd	5D3, View point
1730	Castellana Rd	5B
1850	Castellana Rd	5B
1867	Castellana Rd	5B
7649	Country Club Dr	3S
0	Crespo & Al Bahr Dr	5D3, Open Space
7300	Hillside Dr	5D3, Open Space
7400	Hillside Dr	5D3, Scenic Roadway
7400	Hillside Dr	5D3, Open Space
7520	Hillside Dr	5B
7575	Hillside Dr	5B
7616	Hillside Dr	5B
7644	Hillside Dr	5D3
7667	Hillside Dr	7R
7673	Hillside Dr	5B
7705	Hillside Dr	5B

Address	Street Name	NRHP Status Code
7712	Hillside Dr	5B
7719	Hillside Dr	5D3
7721	Hillside Dr	5B
7766	Hillside Dr	3S
7784	Hillside Dr	3S
7811	Hillside Dr	5B
7841	Hillside Dr	5D3, Designed Landscape
7881	Hillside Dr	5B
1538	Kearsarge Rd	5D3
1627	Kearsarge Rd	5B
1657	Kearsarge Rd	7R
1665	Kearsarge Rd	5D3
1703	Kearsarge Rd	5B
1707	Kearsarge Rd	5D3
1745	Kearsarge Rd	5B
7725	Lookout Dr	5B
7777	Lookout Dr	5B
7788	Lookout Dr	5D3
7796	Lookout Dr	5D3
7809	Lookout Dr	5B
7714	Ludington Pl	5B
7715	Ludington Pl	5B
7744	Ludington Pl	5B
7745	Ludington Pl	5B
0	Puente Dr & Castellana Rd	5D3, Open Space
7755	Sierra Mar Dr	5B
7770	Sierra Mar Dr	5B
1428	Soledad Ave	3S
1609	Soledad Ave	5D3
1917	Soledad Ave	3S
1940	Soledad Ave	5B
2005	Soledad Ave	5B
2020	Soledad Ave	5B
700	Valdes Dr	5D3, Street Trees

La Jolla Historical Survey

Hillside Historic District

 Hillside Historic District



Map 8

5.6 Mid-20th Century Adobe Thematic Historic District

Adobes identified in La Jolla reflect a renewed appreciation for a method of construction used in early California and indigenous buildings. This local trend was reintroduced by the Weir Brothers, and Charles McCauley who helped land owners build and/or design their own adobes with do-it-yourself adobe brick techniques. During the 1940s, the US Department of Agriculture also promoted adobe and earthen architecture that was suitable for living and low cost to build. Others used adobe bricks to provide a sense of natural aesthetic beauty. Sim Bruce Richards, architect, was known to use adobe in this manner.

Boundaries: Properties located within the La Jolla Community Planning area are potentially eligible for inclusion in the potential Mid-20th Century Adobe Thematic Historic District.

Character Defining Features: The potential Mid-20th Century Adobe Thematic Historic District is characterized by the use of adobe bricks or a combination of adobe/earthen architectural material and other building materials used as a method of construction or aesthetic feature. The buildings were characteristically constructed during 1940 to 1960.

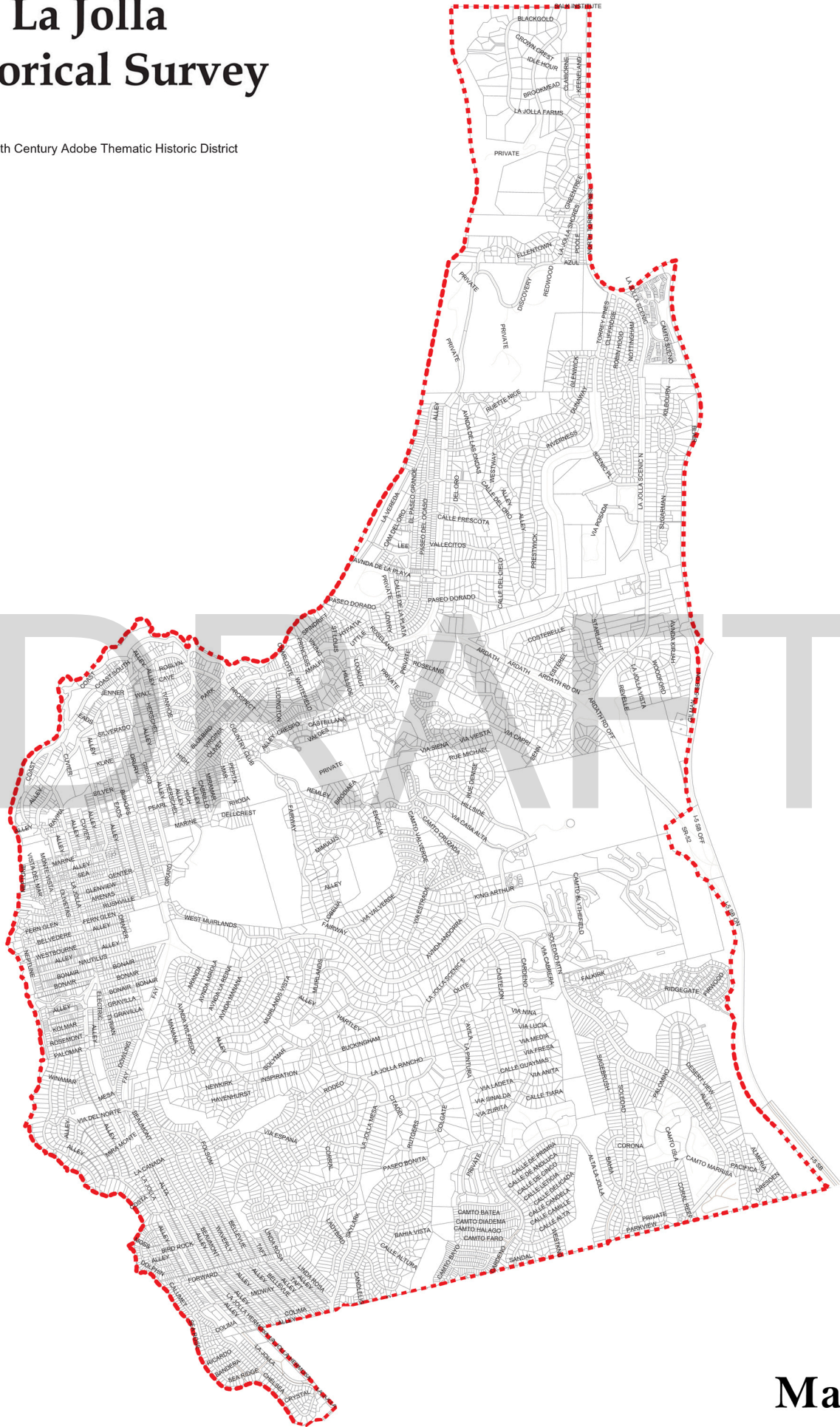
District Recommendation: The Mid-20th Century Adobe Thematic Historic District appears eligible to the City of San Diego Register of Designated Historical Resources under HRB Criteria C (Architecture/Method of Construction) and District Element I (Craftsmanship). The period of significance is from 1940 to 1960.

List of Surveyed Properties

Address	Street Name	NRHP Status Code
2577	Ardath Rd	5D3
6374	Avenida De La Cresta	3S
751	Bonair St	3S
1745	Castellana Rd	5D3
5656	Chelsea Ave	3S
1304	Dellcrest Ln	5D3
6936	Draper Ave	5D3
1542	El Paso Real	5D3
5703	La Jolla Hermosa Ave	3S
5707	La Jolla Hermosa Ave	3S
5491	Linda Rosa Ave	3S
715	Muirlands Vista Way	5D3
7065	Neptune Pl	5D3
11	Roseland Dr	3S
2454	Rue Denise	5D3
1661	Soledad Ave	5D3
1850	Soledad Ave	5D3
339	Vista De La Playa	3S

La Jolla Historical Survey

Mid-20th Century Adobe Thematic Historic District



Map 9

5.7 Master Architect/Designer Emerging Historic District

La Jolla embodies the work of master architects, designers, landscape architects, and artisans that may be important to not only our local community, but also the region or our nation. Defining “master” remains subjective, but as a benchmark “master” ought to be assessed within the works of the person and their overall contribution to the local, regional, national, or at times international architectural and/or landscape movements. As an emerging historic district, a resource designed by a “master” helps to express a timeline of their individual contributions, and provide further insight into their work as a whole. Some works identified in La Jolla include the work of internationally acclaimed architects such as Richard Neutra, Rudolph Schindler, and Kendrick Kellogg as well as nationally, acclaimed works from James Hubbell, Irving Gill, Lillian Rice, and Cliff May to name a few. This is not to say the work of others is not important at these levels or at the regional or local levels, it is only a sampling of known resources within the community that have been recognized widely by the architectural, landscape, or artistic movements.

Boundaries: Properties located within the La Jolla Community Planning area are potentially eligible for inclusion in the potential Master Architect/Designer Emerging Historic District.

Character Defining Features: Properties or cultural landscapes selected for this potential emerging district must be clearly identified with a master architect, designer, or landscape architect in terms of their individual architecture, design, or landscape merit.

District Recommendation: The Master Architect/Designer Emerging Historic District appears eligible as a local emerging historic district for the City of San Diego Register of Designated Historical Resources under HRB Criteria C (Architecture, or Landscape Architecture) and D (Master Architect, Designer, or Landscape Architect) and District Element I (Craftsmanship). The period of significance is 1887 to 1960. Work designed post-1960 may also be eligible if the work is found to be of exceptional value.

Brief biographies are provided for only a few of La Jolla’s notable architects, designers, landscape architects, and artisans. Other well-known architects, designers, and landscape architects should be included as additional funding and staffing resources become available, as well as including others that require additional historical information to help establish them as “masters”.

Guy Fleming

Guy Fleming was born in Nebraska in 1884. In 1909, at the age of 25, he came to San Diego and was hired as gardener for the Little Land Colony, which had founded San Ysidro a year earlier. This colony was a confederation of farmers who worked small plots of less than an acre of land. Fleming laid out and planted the village park in San Ysidro. The County Horticultural Commissioner, George P. Hall, was very interested in the Colony and inspired Fleming to take up the study of botany.

In 1911, San Diego began work on a great exposition to celebrate the opening of the Panama Canal, which was to be completed in 1914. Fleming got a job in the nursery and was soon promoted to foreman of

one of the fairgrounds landscaping crews. When the fair opened he became chief guide, giving talks on plants and landscaping. This gave him the opportunity to meet botanists and gardeners from all over the world.

After the close of the Exposition in 1916, Fleming directed his attention to the rare Torrey pines that grew just south of Del Mar on lands belonging to the City and to Ellen Browning Scripps. Ellen B. Scripps had bought the land specifically to preserve the trees and hired Fleming to be their custodian in 1921. At the same time, the City hired him to be caretaker of their portion of the land. Working alongside landscape architect Ralph Cornell, following a 1922 visit to Santa Rosa Island to study the pines there, a preservation plan was developed. In 1923 Fleming was made a fellow of the San Diego Society of Natural History, an honor limited to 50 active members.

In 1927 Fleming married Margaret Doubleday Eddy. They lived in a tent while they built a house on Ellen B. Scripps' Torrey Pines land. A year later, Fleming helped the newly formed State Parks System acquire several parks. This led to his appointment in 1932 as District Superintendent for all State Parks in Southern California. He was in charge of 20 parks and, during the Depression, six California Conservation Corps camps.

Upon his retirement in 1948, Fleming continued his crusade to save the Torrey Pines. In 1950 he and a few friends founded the Torrey Pines Association with the goal of getting the Torrey Pines City Park admitted into the State Park System. From the time he had gone to work for the State, Fleming was no longer caretaker of Torrey Pines, but by Ellen Scripps' permission (later written into her will), the Flemings were allowed to live in the house indefinitely. When the State finally took over the land, he was satisfied that the trees would be preserved and felt the freedom to build his dream home in La Jolla. He died on May 15, 1960 at the age of 75.³

Russell Forester

Russell Forester is a prolific artist who lives in La Jolla. Since the 1950s, he has been creating abstract paintings, drawings, and sculptures. He is also known for his work as an architect, having designed the original Jack in the Box and other retail structures in Southern California.

Forester worked as a draftsman for several architectural firms upon graduating from La Jolla High School. He used the GI Bill to study for a year at the Chicago Institute of Design, a school strongly oriented toward the Bauhaus tradition. Aside from that year, time spent overseas serving in WWII, and a stint designing Air Force bases in Spain, Forester has lived his whole life in La Jolla.

Acquiring most of his architectural credentials "by the back door route" with minimal formal education, Forester opened his own San Diego firm in the 1950s. For the next 25 years, architecture was his primary means of support until he decided to become a full-time artist. His art had been

³ Hank Nichol, "The Guy Fleming Trail," *Notes from the Naturalist* (Torrey Pines State Reserve, 1994)

only a weekend hobby up to that point. Forester and his Swiss-born wife, Marie Christine, also an architect, designed their present hillside home in La Jolla.

Roland Stewart Hoyt

Roland S. Hoyt (1890-1968) was raised in Iowa and studied landscape architecture at Harvard after graduating from Iowa State University. After WWI, he moved to California and worked for the Olmsted Brothers in the Palos Verdes area of Los Angeles County. In 1926 he moved to San Diego and worked for a Point Loma development firm until opening his own practice in 1928 and advising George Marston on the landscaping of Presidio Park.

Early in his career, Hoyt worked closely with Richard Requa and H.O. Davis, Director of Public Works, landscaping the Exposition of 1935-36. His *Checklist of Ornamental Plants for Subtropical Regions* (1938) is still consulted today. From 1938 through 1944, Hoyt edited *California Garden*, the magazine of the San Diego Floral Association. He was a member of the City Park Commission from 1944 to 1947 and a special consultant to the City Planning Department in directing the Mission Bay Park landscaping. In 1964, Hoyt was named a Fellow of the American Society of Landscape Architects, the organization's highest honor.⁴

James Hubbell

James Hubbell is known for his many achievements in sculpture, architecture, glass and other art forms. He has been specifically focused on exploring the relationship between art, architecture, and urban planning and was awarded for his lifetime efforts in 1989 with the Revelle Award, presented by Citizens Coordinate for Century 3.

Hubbell's initial dedication to art and the environment began more than 40 years ago when he and his wife, Anne, moved to a rural site near Santa Ysabel to build an extraordinary home and studio incorporating the ideas of organic architecture.⁵ Much of their compound was destroyed or badly damaged during the firestorms of 2003.⁶

Hubbell's work, in mediums such as glass, clay, wrought iron, wood, and bronze, can be found at the Triton and Chart House restaurants, San Diego Mission de Alcala, San Diego County Vista Center, the Pegasus sculpture at the El Cajon Civic Center, and in numerous churches and private homes.⁷

Born in Mineola, Long Island, New York in 1931, Hubbell began his early training in art in Connecticut and Michigan. He has traveled extensively and collaborated with notable architects such as Sim Bruce Richards, Kendrick Bangs Kellogg, Al Macey, and Hal Sadler on over one hundred dwellings, churches, and restaurants.

Cliff May

⁴ "Roland S. Hoyt Services Pending" (1968)

⁵ "Artist Hubbell honored for lifetime contributions" (*San Diego Union-Tribune*, September 25, 1989), D-4.

⁶ Ann Jarmusch, "Hubbell's studios and home hit hard by fire," (*San Diego Union-Tribune*, November 1, 2003), B-1.

⁷ "James Hubbell, Julian Artist, Honored" (*Ramona Sentinel*, January 1, 1981).

Cliff May's designs contributed to the Spanish Revival of the 1930s, proffering low, rambling dwellings, red tile roofs, and completely walled-in courtyards⁸ in a fusion of the Spanish Hacienda and his own invention: the California Ranch House style.⁹ As a sixth generation San Diegan, May had firsthand understanding of the true borderlands architectural vernacular and its appropriateness for modern living.¹⁰ His plans featured attractive, highly functional arrangements that combined indoor-outdoor living spaces.

Originally a business major in college, May dropped out to build handcrafted furniture modeled on the sturdy Monterey-style. Soon after, he built and sold his first suburban ranch house. Despite the Depression, it sold for \$9,500.

Equipped with his solid, comfortable furniture, May's houses began to sell quickly. By the mid-1930s, he was a developer-architect offering a choice between houses based on native California adobe models and what was called a "Yankee version" that had the same plan but was surfaced in board and batten.¹¹ For decades to come, May's patio-centered, easy-living plans became staples of domestic architecture and garden design in the postwar years.

His use of inexpensive construction materials and practical concepts earned May recognition in *House Beautiful*, *Better Homes and Gardens*, and *Sunset Magazine*. The publishers of *Sunset* were so impressed by May that they published several books on his work and commissioned him to design their own Menlo Park headquarters.¹² May continued his design career until his death in 1989.

Herbert Palmer

Herbert Palmer was born in England and was trained in architecture at Buckingham Palace. He worked with Frank Lloyd Wright and lived in India, New York, and Maryland. He died in 1962.

Richard Requa

Richard Requa was born in Rock Island, Illinois on March 27, 1881. His formal training as an architect probably began in 1907 in the office of Irving Gill where he worked as an on-site Project Supervisor. At the time, working with an accredited architect was a common means for acquiring the necessary training in the profession. In 1912, Requa left Gill in order to form a partnership with Frank L. Mead, who was also trained by Gill. Their early designs reflected Gill's influence until their interests shifted to the historical heritage of the Colonial style of Old Mexico, the Pueblos of the Southwest, and the Moorish features from Spain and North Africa, all of which they felt corresponded with the San Diego climate and environment.

In 1920, Mead left the firm and Herbert L. Jackson, a structural engineer, joined Requa. Requa and Jackson dominated the San Diego scene with

⁸ L.J. Hermosa

⁹ Joseph Giovannini, "The Man Behind The Ranch House."

¹⁰ Carol Greentree, "May, Cliff (1908-1989) architect/builder, author," *Pioneers of American Landscape Design*.

¹¹ Joseph Giovannini, "The Man Behind the Ranch House."

¹² Carol Greentree, "May, Cliff (1908-1989) architect/builder, author," *Pioneers of American Landscape Design*

their “Southern California Architecture” and were the architects of choice during the booming 1920s.¹³

Lillian Rice

Lillian Rice was born in 1888 in National City, California and was the second woman to graduate from the University of California at Berkeley School of Architecture, Hazel Waterman being the first woman. Following graduation in 1910, Rice returned to San Diego with architectural ideals reflecting not only the Beaux Arts philosophy then popular at Berkeley, but also a Bay Area philosophy which called for harmony between buildings and their environment and the utilization of natural materials indigenous to the land.

An early environmentalist and naturalist, Rice followed the ideas of the “organic” architecture of Frank Lloyd Wright. In an architectural journal published in 1928, speaking of her post as architect in charge of the Santa Fe Land Improvement Development Group, Rice said, “Every environment there calls for simplicity and beauty – the gorgeous natural landscape, gently broken topography, the nearby mountains. No one with a sense of fitness, it seems to me, could violate these material factors by creating anything that lacked simplicity in line and form and color.”¹⁴

Rice was the only prominent licensed woman architect in the San Diego area to have her own office in these early years. By 1922 she was working full time as an architectural draftsman for Requa and Jackson. A year later she was put in charge of a branch office of Requa and Jackson at Rancho Santa Fe and assumed its operation under her own name.¹⁵ There she created an architecture of true Southern California tradition, steeped in California Spanish Colonial heritage. She designed the venerable Rancho Santa Fe Inn, with its inviting courtyard and patios, plus many private residences and the engaging cluster of adobe buildings that mark the community center including the school and library, commercial and office buildings. Independently of Requa and Jackson, under her own name, Rice also designed many private homes in La Jolla, San Diego, and Rancho Santa Fe.

Rice is rumored to have been acquaintances with Frank Lloyd Wright, who married his last wife at the Rancho Santa Fe Inn while spending the summer of 1928 in a beach cottage in La Jolla.¹⁶ Rice passed away on December 22, 1938 in La Jolla.

Sim Bruce Richards

Sim Bruce Richards was born in Oklahoma in 1908 of part Cherokee parents. He was a noted architect who studied at Berkeley and with Frank Lloyd Wright at Taliesin West. In San Diego he worked with William Templeton Johnson. Although Richards was primarily known for his home designs from the East Coast to Hawaii, some of his work on local public buildings also has been widely praised.¹⁷

¹³ SDHS biographies

¹⁴ Carol Olten, “Lillian Rice set Rancho Santa Fe’s architectural style” (*The San Diego Union-Tribune*, Sunday, March 2, 1986).

¹⁵ Information sheet on Lillian J. Rice (SDHS, as gathered by S.W. Hamill, Architect...)

¹⁶ Carol Olten, “Lillian Rice set Rancho Santa Fe’s architectural style” (*The San Diego Union-Tribune*, Sunday, March 2, 1986).

¹⁷ “Architect Richards dies at 75” (*The San Diego Tribune*, December 19, 1983), B-3.

Richards arrived in San Diego in 1938. He was known for his use of natural materials, primarily wood. His work can be found at the Mission Bay Aquatic Control Center, the ZLAC Rowing Club boathouse, the All Saints Lutheran Church in University City, plus a number of residential buildings and houses throughout San Diego and La Jolla.

Richards once said, "There's a false economy at work in most buildings that have walls of plaster or dry wall. Anything you have to paint is false economy." With their bare wood walls, his houses often took on the look of a "weathered barn."¹⁸

Richards was president of the local chapter of the American Institute of Architects in 1956. The San Diego Historical Society Archives has 300 sets of original architectural drawings, and photos by Richards.

Kate O. Sessions

Kate Sessions was born on Nob Hill in San Francisco on November 8, 1857. After graduating high school in Oakland, Sessions spent two months traveling with family friends in the Sandwich Islands (now Hawaii). After a brief time in business college, she transferred to the University of California at Berkeley in 1877 to study science. Her final paper at Berkeley was entitled "The Natural Sciences as a Field for Women's Labor." She graduated in 1881.

Sessions taught briefly in San Diego and San Gabriel but began her horticultural career around 1885 when she joined her friends, Mr. and Mrs. Solon Blaisdell, in purchasing the San Diego Nursery.¹⁹ One of her main principles when it came to landscaping was that plants should be chosen as much for their water-conserving characteristics as for their beauty. Her brother Frank Sessions and nephew Milton Sessions also made significant contributions in the history of San Diego horticulture. Sessions later became known as the legendary "Mother of Balboa Park."²⁰

Milton Sessions

Milton Sessions was born in San Diego on November 15, 1900. His father Frank Sessions was a horticulturist known for introducing the poinsettia to San Diego and for his expertise in moving and replanting large, mature tree specimens. Frank planted all the trees for the 1915 Panama-California Exposition in Balboa Park. Milton Session's Aunt Kate O. Sessions was also a distinguished figure in the local horticulture scene.

By the time Milton Sessions was charged with landscaping Balboa Park for the 1935-36 California-Pacific International Exposition, he had already made a name for himself in the landscaping community. At age 21 he bought up 2 ½ blocks of Old Town for a nursery and growing yards and began a prosperous career securing large commissions, including the newly constructed Marine Corps Recruit Depot in Point Loma, the

¹⁸ "Richards: Architect dies at 75" (*The San Diego Union*, December 19, 1983), B-6.

¹⁹ SDHS biographies

²⁰ Karen C. Wilson and Lucy Warren, "His love of plants still blossoms," (*The San Diego Union-Tribune*, Sunday, November 5, 1995), H-19.

Serra Museum, and the Naval Training Center, as well as numerous commissions for private estates from Coronado to Rancho Santa Fe.²¹

Milton Sessions formed a close collaborative relationship with local architect Richard Requa. In 1928 he toured southern Europe and North Africa with Requa to study the region's architecture and landscape styles. From this point on, the Mediterranean style would have a strong influence on Sessions' landscape philosophy. He lectured and published on the topic extensively.

After WWII Milton Sessions moved his business to La Jolla and became actively involved in the community. He established La Jolla's merchant's association and drew up a master landscape plan (that was never implemented). At age 58 he retired to Santa Rosa but returned to live in La Jolla in 1983 until his death 12 years later.²²

Thomas Shepherd

Thomas Shepherd was born in Wisconsin, attended the University of Wisconsin and the Columbia University School of Architecture, and served in the navy during WWII. He arrived in La Jolla in 1926 and formed a short-lived partnership with Herbert Mann.

Shepherd designed over 100 homes and several commercial buildings in La Jolla. He felt that the "casual art colony" community had a "conservative and classic quality." His approach to architecture was unique in that it followed no singular style and rejected "fads" and "stereotypes." The homes he built were meant to serve the particular needs and tastes of the owner.²³ He drew inspiration from extensive travels throughout Japan and Europe.²⁴

Shepherd's architectural career in La Jolla spanned almost half a century. One of his notable achievements includes the landmark Darlington House on Olivetas Avenue. He was also involved in the design of the Marine Room at the La Jolla Beach and Tennis Club. Shepherd died in 1979 at the age of 82.

W.F. Sinjen

W.F. Sinjen was born in Schleswig-Holstein, Germany, studied gardening at the estate of a German count, and immigrated to the United States in 1928, working as a landscape designer and nurseryman in Long Beach before serving in the U.S. Army during WWII. An Ocean Beach resident for more than 45 years following the war, Sinjen designed and refined more than 100 gardens throughout San Diego County. Each Sinjen garden was different, dictated by the environment, the climate, and the designer's whims. Common to all his gardens were the use of camellias, azaleas, junipers, philodendrons and palms.²⁵

In 1996 The San Diego Horticultural Society honored Sinjen as Horticulturist of the Year in recognition of his naturalistic-style gardens

²¹ Ibid. H-19.

²² Ibid. H-21.

²³ "Local architect T.L. Shepherd dies at 82" (*San Diego Union Tribune*, December 11, 1979).

²⁴ LJ Hermosa

²⁵ Jack Williams, "W.F. Sinjen; designed, refined over 100 gardens in S.D. County" (*The San Diego Union-Tribune*, March 15, 2001).

that emphasized plants suited to the dry Southern Californian climate.²⁶ He died at the Point Loma Convalescent Hospital on March 9, 2001 at the age of 92.

Edward Ullrich

Edward Ullrich designed homes that followed the Spanish Mediterranean and French Normandy styles, or combined traits from both. Many of his homes reflect strong attention to detail, featuring random tile roofing with noticeable mortar, distinctive chimneys, grilled windows, and wooden shutters with pegs.²⁷

Harriet Wimmer

Harriet Barnhart Wimmer, born in Iowa in 1900, was the only woman to ever head a landscape architecture firm in San Diego (up to the point of her retirement in 1967). She studied landscape architecture and related fields at Stanford University, the California School of Fine Arts, the University of Oregon's School of Fine Arts, and San Diego State University.

In 1950 she made the transition from garden-hobbyist to landscape professional and opened her offices in the Fifth Avenue Design Center. In 1959 she formed a partnership with Joseph Y. Yamada and changed the name of her company to Wimmer, Yamada & Associates. Over her lifetime she received many honors, including advancement to Fellow of the American Society of Landscape Architects, extremely rare for a woman at that time.²⁸ Her contributions include designs for University of California at San Diego (UCSD), Sea World, San Diego Stadium, Lindbergh Field Terminal, and the Bureau of Commercial Fisheries in La Jolla, plus many other innovative environmental designs in public, residential, and commercial developments.²⁹

List of Surveyed Properties³⁰

Address	Street Name	Proposed Architect/Landscape Architect/Designer
6004	Avenida Cresta	Cliff May
6006	Avenida Cresta	Harold Abram
6019	Avenida Cresta	Thomas Shepherd
6020	Avenida Cresta	Thomas Shepherd
6109	Avenida Cresta	Thomas Shepherd/ Edward V. Ullrich
6116	Avenida Cresta	Thomas Shepherd/ Cliff May
6117	Avenida Cresta	Thomas Shepherd/ Cliff May
6123	Avenida Cresta	Edward V. Ullrich
6200	Avenida Cresta	Thomas Shepherd

²⁶ Mary Hellman James, "Sinjen Remembered" (*The San Diego Union-Tribune*, April 1st, 2001)

²⁷ LJ Hermosa

²⁸ "Wimmer Yamada & Associates" (SDHS, photocopy of pamphlet, May 1991).

²⁹ S.A. Desick, "Harriett B. Wimmer, Noted Landscaper" (San Diego Union, n/d), B-1.

³⁰ Architect/Landscape Architect/Designer Not Confirmed—Information provided in Oral History from members of the La Jolla Historical Society during field survey work between 2001-2003.

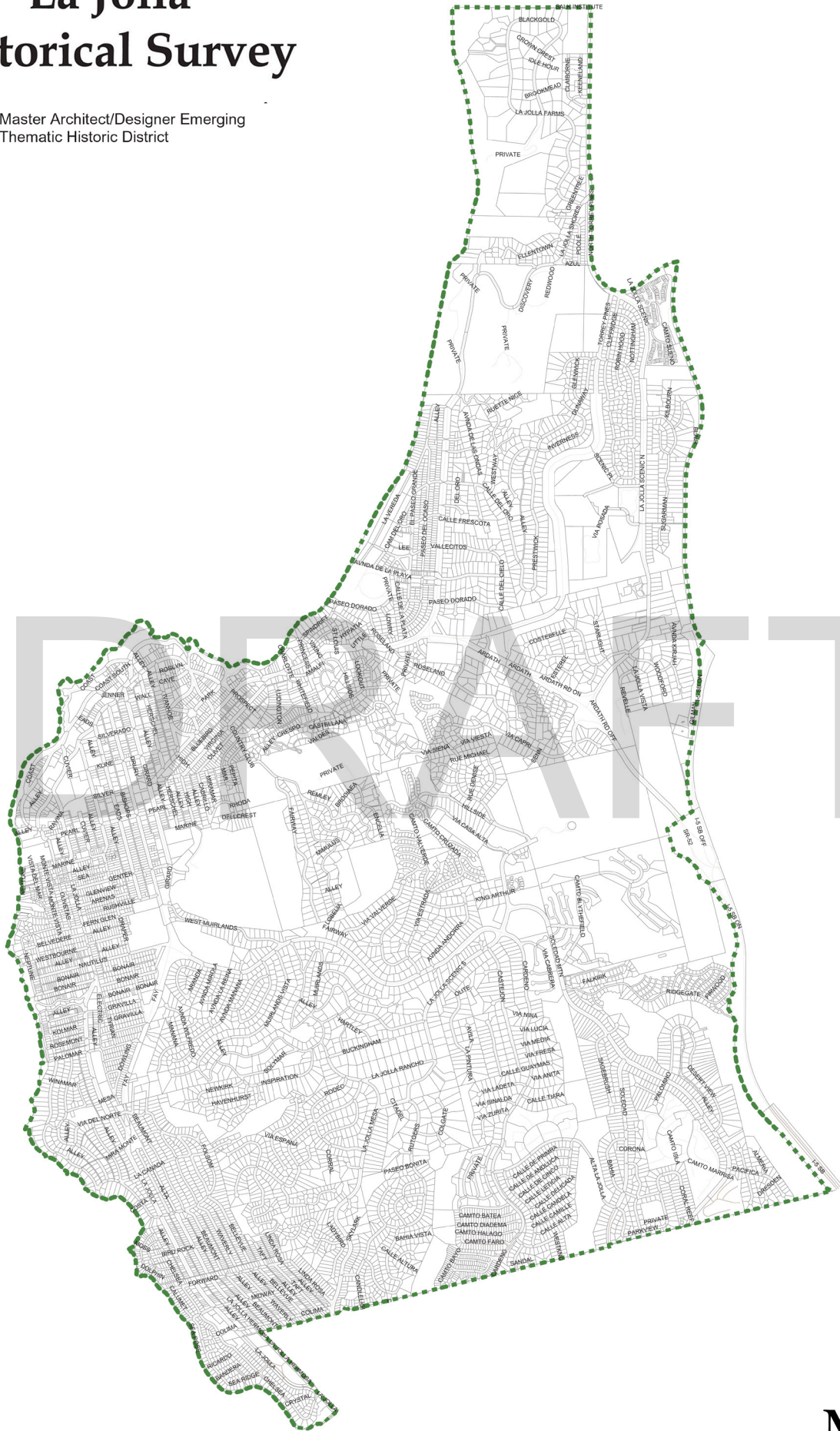
Address	Street Name	Proposed Architect/Landscape Architect/Designer
6209	Avenida Cresta	Thomas Shepherd
6210	Avenida Cresta	Edward V. Ullrich
6223	Avenida Cresta	Thomas Shepherd
5959	Bellevue Ave	Edward V. Ullrich
6001	Bellevue Ave	Edward V. Ullrich
5511	Calumet Ave	William Kessling
5519	Calumet Ave	William Kessling
5535	Calumet Ave	William Kessling
5550	Calumet Ave	William Kessling
5551	Calumet Ave	William Kessling
5832	Camino De La Costa	Thomas Shepherd
5840	Camino De La Costa	Thomas Shepherd
5905	Camino De La Costa	Edward V. Ullrich
6000	Camino De La Costa	Thomas Shepherd
6040	Camino De La Costa	Thomas Shepherd/ Edward V. Ullrich
6110	Camino De La Costa	Herbert Palmer
6204	Camino De La Costa	Thomas Shepherd
6210	Camino De La Costa	Edward V. Ullrich
6350	Camino De La Costa	Thomas Shepherd
5527	Chelsea Ave	William Kessling
5543	Chelsea Ave	William Kessling
7157	Country Club Dr	William Kessling
1304	Dellcrest Ln	Thomas Shepherd
335	Dunemere Dr	Thomas Shepherd
325,31,33	Dunemere Dr	Phillip Barber
7927	El Paseo Grande	Harold Abram
8490	El Paseo Grande	Thomas Shepherd
538	Fern Gln	William Kessling
5802	Folsom Dr	Thomas Shepherd
5819	Folsom Dr	William Kessling
5936	Folsom Dr	Thomas Shepherd
6028	Folsom Dr	Thomas Shepherd
7917-7919	Girard Ave	Thomas Shepherd
7877	Herschel Ave	Harold Abram
2585	Hidden Valley Rd	Harold Abram
7556	High Ave	William Kessling
7447	Hillside Dr	Cliff May
7721	Hillside Dr	Edward V. Ullrich
7851	Hillside Dr	Thomas Shepherd
7848	Ivanhoe Ave	Thomas Shepherd
7858	Ivanhoe Ave	Thomas Shepherd
1745	Kearsarge Rd	Edward V. Ullrich
301	La Canada St	Thomas Shepherd
324	La Canada St	Thomas Shepherd
648	La Canada St	Edward V. Ullrich
716	La Canada St	Edward V. Ullrich

Architect Milford Wayne Donaldson, FAIA

Address	Street Name	Proposed Architect/Landscape Architect/Designer
6001	La Jolla Scenic Drive S	Thomas Shepherd
6015	La Jolla Scenic Drive S	Harold Abram
1624	Ludington Ln	Lillian Rice
7755	Ludington Pl	Thomas Shepherd
7125	Monte Vista Ave	Thomas Shepherd
7150	Monte Vista Ave	Edward V. Ullrich
7228	Monte Vista Ave	Thomas Shepherd
6758	Muirlands Dr	Thomas Shepherd
715	Muirlands Vista Way	Thomas Shepherd
1066	Muirlands Vista Way	Thomas Shepherd
7227	Olivetav Ave	Richard Requa
8115	Paseo Del Ocaso	William Kessling
8147	Paseo Del Ocaso	William Kessling
1230	Prospect St	Thomas Shepherd
1116-1132	Prospect St	Reginald Johnson
7755	Sierra Mar Dr	Herbert Palmer
951	Skylark Dr	Thomas Shepherd
2051	Soledad Ave	Harold Abram
1834	Spindrift Dr	Herbert Palmer
7612	Via Capri	Thomas Shepherd
203	Via Del Norte	Thomas Shepherd/ Edward V. Ullrich
364	Via Del Norte	Thomas Shepherd
380	Via Del Norte	Thomas Shepherd
391	Via Del Norte	Thomas Shepherd
620	Via Del Norte	Thomas Shepherd
6030	Vista De La Mesa	Thomas Shepherd
7055	Vista Del Mar	Thomas Shepherd
1026	Wall St	Harold Abram
6003	Waverly Ave	Edward V. Ullrich
6045	Waverly Ave	Edward V. Ullrich
210	Westbourne St	Thomas Shepherd
605-607	Westbourne St	Harold Abram

La Jolla Historical Survey

 Master Architect/Designer Emerging
Thematic Historic District



5.8 Irving Gill Thematic Historic District

Irving J. Gill (1870-1936) came to California from Chicago where he worked as a drafter for Louis Sullivan. Early in his career, Gill moved to San Diego where he worked with many notable architects including: Joseph Falkenham, William Sterling Hebbard, Frank Mead, and his nephew Louis Gill. During these partnerships, Gill secured commissions from many wealthy and influential people in the San Diego area. However, it was his work for Ellen Browning Scripps that changed the La Jolla Village.

Boundaries: Properties located within the La Jolla Community Planning area may be potentially eligible for inclusion in the potential Irving Gill Thematic Historic District.

Character Defining Features: Gill's architecture is typically defined by the ideology of the Arts and Crafts Movement. His designs include styles identified with Prairie and Craftsmen detailing. Additionally, Gill's designs feature smooth stucco, innovative use of concrete, arches, arcades, and heavy columns.

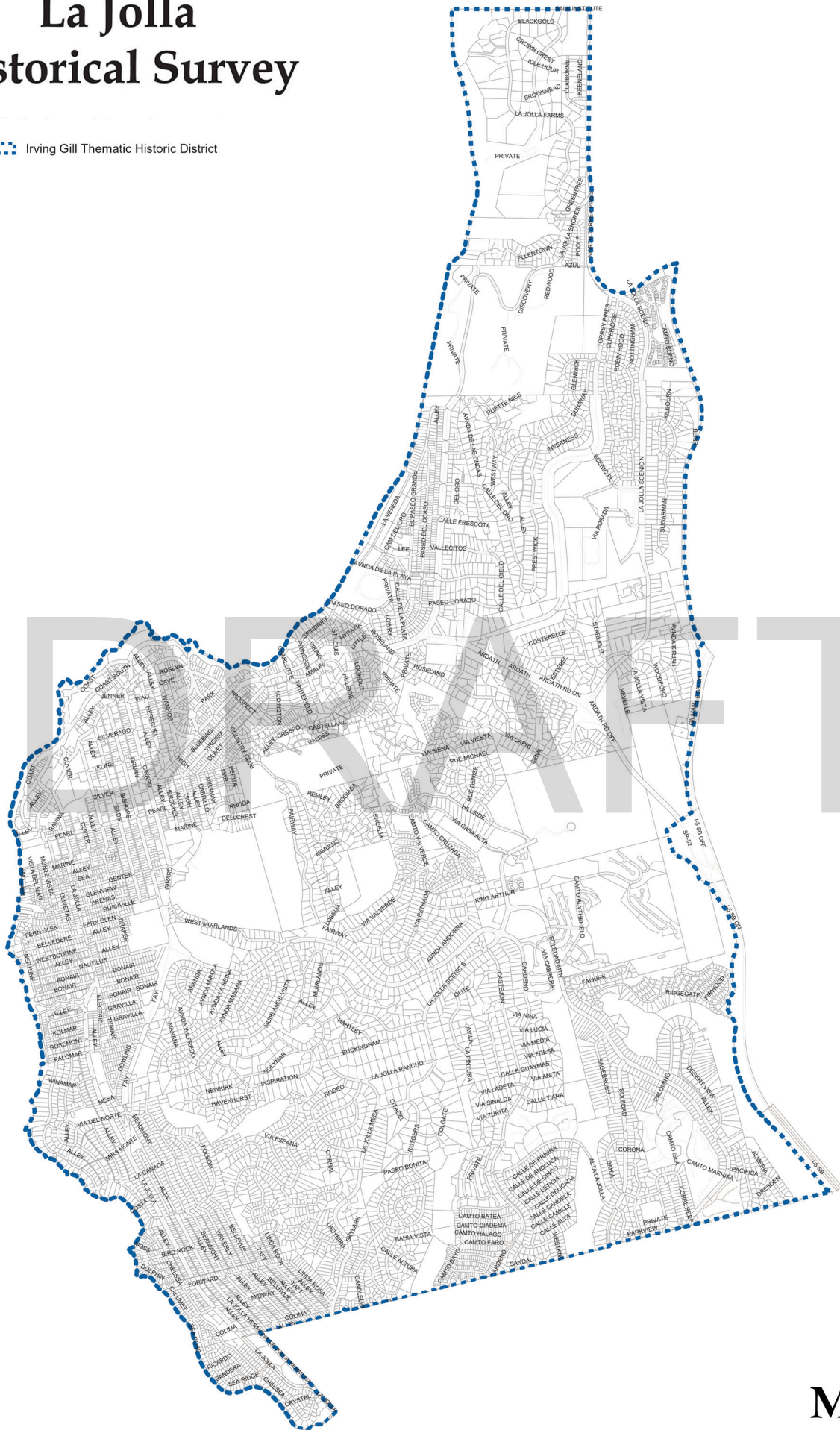
District Recommendation: At the local level of significance, the Irving Gill Thematic Historic District appears eligible to the National Register of Historic Places under Criteria C for its association with notable architect Irving Gill. The period of significance ranges between 1894 through 1936.

List of Surveyed Properties

Address	Street Name	NRHP Status Code
7753	Draper St	3B
7607	La Jolla Blvd	3B
8602	La Jolla Shores Dr	1S
7964	Princess St	3B
615	Prospect St	3B
700	Prospect St	3D
780	Prospect St	3B
715	Silverado St	1S
1328	Virginia Way	3B

La Jolla Historical Survey

 Irving Gill Thematic Historic District



5.9 Early Village Thematic Historic District

In the late 1880s when La Jolla was founded, there were few year-round residents. The majority of structures built during the late 1880s through the 1920s were small cottages used primarily as summer homes or rentals for seasonal tourists. Only a handful of these small cottages remain intact. Once permanent residents began building substantial housing, a permanent commercial district, and cultural and civic core were also needed. The commercial district grew from Prospect Street to Girard Avenue. Many examples of extant storefronts exemplify the original course of pedestrian traffic and rhythm of building facades and heights. The distinctive cultural and civic core of early La Jolla continues to serve its residents and visitors alike. It includes the Museum of Contemporary Art, local churches, the La Jolla Recreation Center and tennis courts, civic organizations and the Bishop's School. La Jolla's early village began with the development of the La Jolla Park subdivision filed on March 22, 1887 by Frank T. Botsford and George W. Heald under the auspices of the Pacific Coast Land Bureau. The boundaries of the area began extending between 1904 and 1905 with the Center Addition, Villa Tract, and Nicholson Tract. The La Jolla Park subdivision became the impetus for the growth and development of La Jolla and helped to shape the community's outward expansion.

Boundaries: The area known as La Jolla Park encompasses the early village area, and consists of La Jolla Park Map No. 352, Center Addition to La Jolla Park Map No. 915, Nicholson's Addition Map No. 952, and the Villa Tract to La Jolla Park Map No. 976.

Character Defining Features: The Early Village Area is characterized by commercial blocks measuring 500' x 300', rectilinear residential lots measuring 25' x 110', curvilinear and gridiron street patterns, alleys, roundabouts, tree lined streets, public art, concrete sidewalks, early 20th Century streetlights, cobblestone walls and gutters. Architectural styles identified with this potential district include wood framed cottages, early bungalow buildings, as well as cultural institutions.

District Recommendation: The Early Village Thematic Historic District appears eligible at the local level of significance under the National Register of Historic Places under Criteria A for its association with an event leading to the development of La Jolla. The period of significance is from 1887 to 1929 and contextually emphasizes early La Jolla village development.

List of Surveyed Properties

Address	Street Name	NRHP Status Code
1261	Cave St	3B
1277	Cave St	3B
1179	Coast Blvd	1S
1187	Coast Blvd	1S
7590	Draper Ave	3B
7702	Fay Ave	3B
7750	Girard Ave	3D
7713-27	Girard Ave	3B
7766	Girard Ave	3D

Architect Milford Wayne Donaldson, FAIA

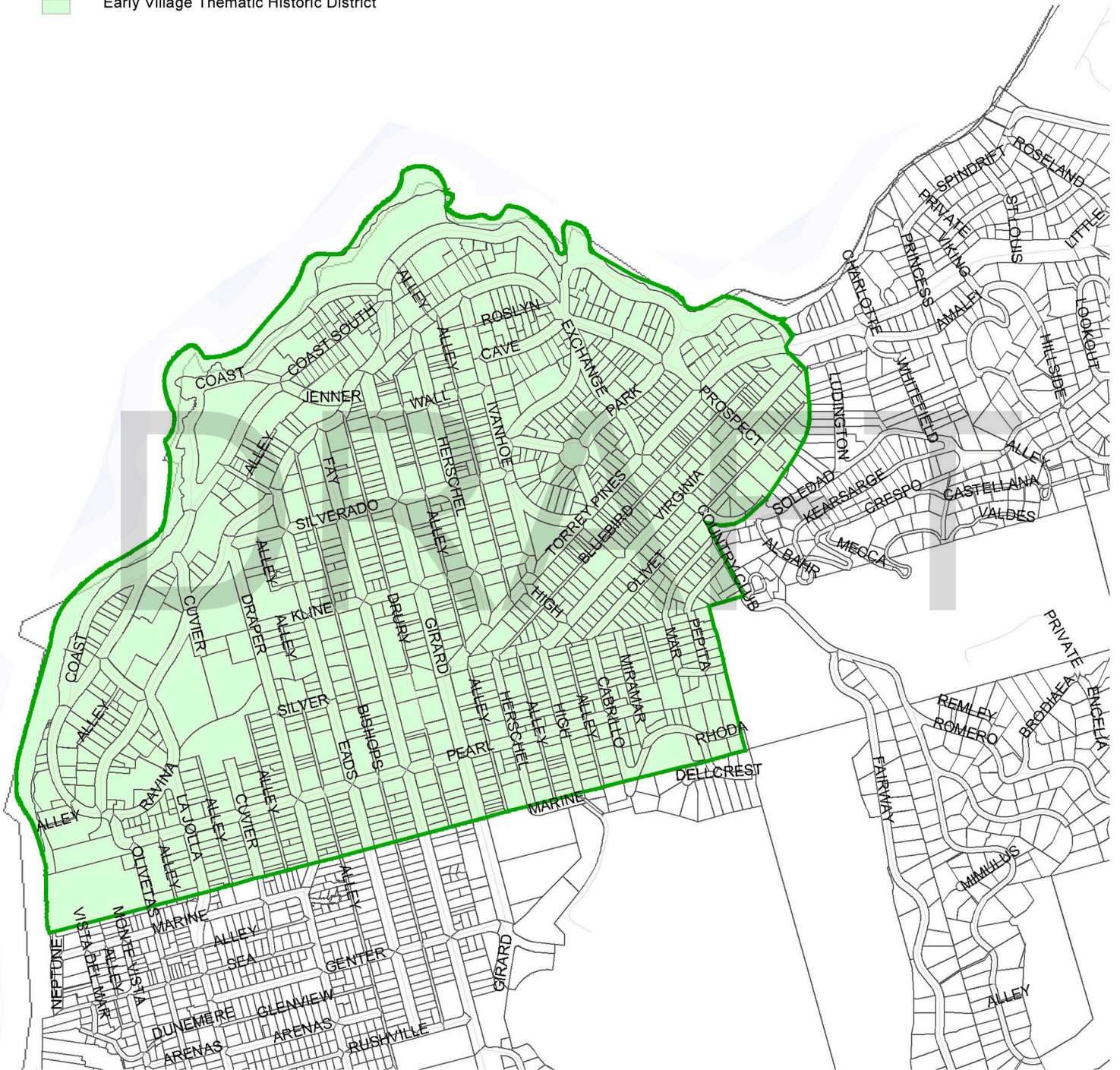
Address	Street Name	NRHP Status Code
7844	Girard Ave	3D
7848	Girard Ave	3D
7860	Girard Ave	3D
7917-19	Girard Ave	3B
830	Kline St	3B
7607	La Jolla Blvd	3B
615	Prospect St	3B
700	Prospect St	3D
743	Prospect St	3B
780	Prospect St	3B
715	Silverado St	1S

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La Jolla Historical Survey

Early Village Thematic Historic District

 Early Village Thematic Historic District



5.10 William P. Kessling Thematic Historic District³¹

William Kessling (1899-1983) architect, designer, contractor, developer and speculator came to San Diego from Los Angeles in the late 1930s. Settling in La Jolla with his wife, Ehrma, he began designing and building small to mid sized homes that focused on the practical needs for moderate priced homes. Affordable and well designed, these homes filled the need for post-war housing in La Jolla. Many of these single story modular homes began as individual pre-fabricated walls that were brought to the site and turned into striking homes that featured open floor plans and an abundance of windows. In the Bird Rock area, these Kessling designed homes helped develop the area for young families and have come to define the area as a cohesive neighborhood.

Boundaries: Properties located within the La Jolla Community Planning area may be potentially eligible for inclusion in the potential William Kessling Thematic District.

Character Defining Features: Much of Kessling's work during the 1940s explicitly defines a room's function through its architectural design. Kessling designs in San Diego feature the integration of indoor and outdoor space, while intentionally illustrating the domestic nature of the home. Kessling designs also feature flat to very low sloping roofs, large glazing, wide overhanging eaves, and simplistic linear design elements. Kessling's later designs were associated with 1950s subdivision tract houses generally reflecting the contemporary ranch style.

District Recommendation: At the local level of significance, the William Kessling Thematic Historic District appears eligible to the National Register of Historic Places under Criteria C for its association with a notable architect, William Kessling. The period of significance is 1939 to 1960.

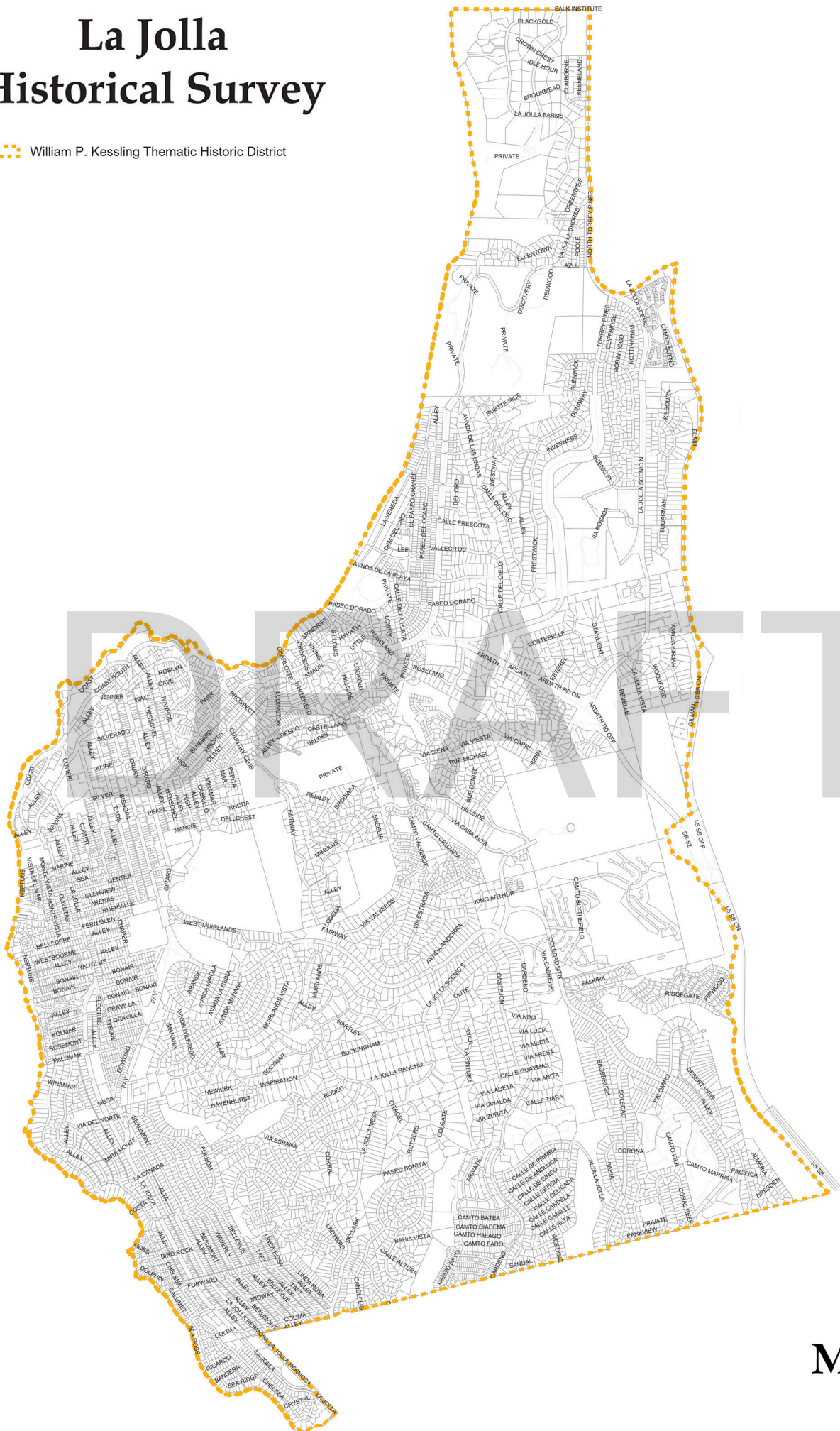
List of Surveyed Properties

Address	Street Name	NRHP Status Code
6243	Dowling Dr	3D
6253	Dowling Dr	3D
6261	Dowling Dr	3D
6311	Dowling Dr	3D
6319	Dowling Dr	3D
6327	Dowling Dr	3D
6333	Dowling Dr	3D
6341	Dowling Dr	3D
6351	Dowling Dr	3D
6403	Dowling Dr	3D
6457	Dowling Dr	3D
639	Rosemont St	3D

³¹ William Kessling changed the spelling of his last name post-1951 to Kesling.

La Jolla Historical Survey

 William P. Kessling Thematic Historic District



5.11 Phillip Barber Tract Thematic Historic District

In the late 1920s and early 1930s, a local developer, Phillip Barber (1888-1963) purchased the land bordered on the west by the coastline, to the east by La Jolla Boulevard, to the north by Sea Lane and to the south by Fern Glen. Parcels were sold and quickly developed into the "Barber Tract". The area attracted many prominent families including Barber, who along with his wife and children moved to La Jolla from New Jersey. This area boasts designs by many noted architects such as Cliff May, Thomas Shepherd, and Edgar Ullrich.

Boundaries:³² Community defined boundaries for the area commonly known as the Barber Tract include the north side of Marine Street to the north, the Pacific Ocean to the west, Fern Glen to the south, and east side of Olivetas Street to the east. This area consists of portions of the First Addition to South La Jolla Map No. 891, La Jolla Beach Map No. 893, and the surveyed area known as Playa De Las Arenas.

Character Defining Features: The Barber Tract is characterized by gridiron street patterns with the exception of Dunemere Drive, rectilinear lots measuring 25' x 100' or 30' x 110', view sheds, and coastal access points. Triangular corner lots are located in the Baja Barber area developed in the First Addition to South La Jolla. Spanish Eclectic, Spanish Colonial, Colonial Revival, and French Provincial architectural styles are indicative of this neo-eclectic area.

District Recommendation: At the local level of significance, the Phillip Barber Tract appears eligible to the National Register of Historic Places under Criteria B for its association with Phillip Barber. The period of significance begins with 1921 and ends with 1958.

List of Surveyed Properties

Address	Street Name	NRHP Status Code
318	Dunemere Dr	3B
325	Dunemere Dr	3B
329	Dunemere Dr	3B
335	Dunemere Dr	3B
347	Dunemere Dr	3B
360	Dunemere Dr	3B
409	Dunemere Dr	3B
346	Fern Glen	3D
350	Fern Glen	3D
351	Fern Glen	3B
7044	Monte Vista Ave	3B
7126	Monte Vista Ave	3B
7144	Monte Vista Ave	3B
7145	Monte Vista Ave	3B
7150	Monte Vista Ave	3B
7154	Monte Vista Ave	3B

³² Boundaries from the Draft NRHP Nomination for Casa de La Paz include La Jolla Boulevard to the east, Playa de Las Arenas at Monte Vista Avenue to the south, Sea Lane Drive to the north, and the Pacific Ocean to the west.

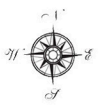
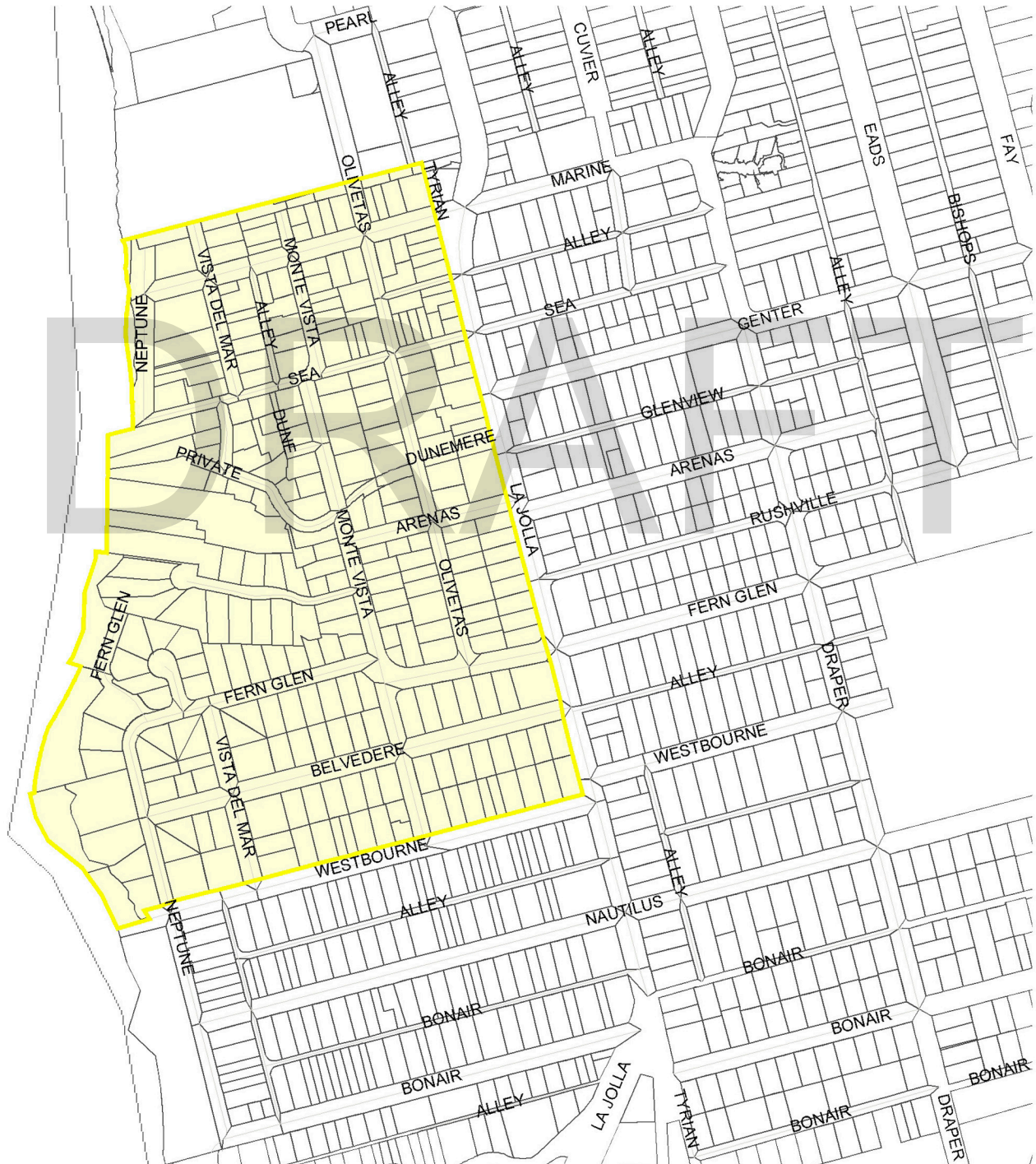
Address	Street Name	NRHP Status Code
7209	Monte Vista Ave	3B
7231	Monte Vista Ave	3B
7334	Monte Vista Ave	3B
7123	Olivet as Ave	3B
7135	Olivet as Ave	3B
7465	Olivet as Ave	3D
306	Sea Lane	3B
340	Sea Lane	3B
359	Sea Lane	3B

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La Jolla Historical Survey

Phillip Barber Tract Thematic Historic District

Phillip Barber Tract
Thematic Historic District



6.0 Recommendations & Conclusion

The La Jolla Historical Survey provides a preliminary analysis of potential historic and cultural resources in the community. By using the collected data, the City and community will strengthen its understanding and capacity for ensuring the preservation of valuable historic and cultural resources while assuring a future for the remarkable heritage of La Jolla.

6.1 Direction for Future Implementation

The data collected provides basic information about potential historic resources and acts as a springboard for future intensive studies of the community and the City of San Diego at large. Cultural landscapes are also significant aspects of the La Jolla Historical Survey and are presented in this study to encourage the City and community to maintain heritage specimens, view sheds, coastal access points, stands of street trees, and streetscape features. The La Jolla Historical Survey helps establish what is uniquely La Jollan.

Recommendations for future implementation include the nomination of potential historic and cultural landscape districts and individual resources, moreover establishing a thorough historical account of individual properties. Equally important is building a community constituency dedicated in ensuring the longevity of the community's heritage from the beginning of La Jolla's development in 1887 to La Jolla's prominent modern architectural movement.

6.2 Direction for Future Study

The direction for future study is extremely important in that it provides future readers and researchers with the technical impressions and information from surveyors, but information that could not be corroborated by documentation due to a lack of time and financial resources. Examples of such information includes buildings or cultural landscapes believed to have been designed by a master architect or designer or by an up-coming "master." This information is identified on individual DPR forms prepared for the reconnaissance survey and included in Volumes III-X of this report. In addition, specific areas that share unique qualities such as housing type are also important aspects that ought to be considered in future La Jolla studies.

While these areas are not currently proposed historic districts, some maintain cultural landscape elements, associations with important persons, such as the Scripps family, or are examples of local architectural styles popular during their respective decades of development. Examples of such areas include the Muirlands, Muirlands Village, and the La Jolla Country Club area. Other areas that would benefit from future study include the Bird Rock area for its unique street design and eclectic housing variation, cultural landscape features, and commercial core. The La Jolla Strand is another early subdivision with a unique street layout and a significant number of cultural landscape features such as La Jolla Strand Park dedicated in 1921, coastal access points, and stands of street trees. In addition, the La Jolla Shores area features numerous cultural landscape features along with a recreation and activity theme. The Eads-Glenview-Rushville area was subdivided

in the early 20th century, although the homes reflect the building tradition of neo-eclectic subdivisions represented throughout the U.S. during the 1920s and 1930s. This area should also be subject to future studies since this area provides a concentration of buildings that include a unique group of moderate Tudoresque style homes. Hillside is another area that features a unique collection of potential resources not only in its organic development, but also with its variation of post-war modern houses.

With additional historical research the Cliffside subdivision, near Calumet, may be elevated to a level of significance necessary for inclusion in the proposed William P. Kessling Thematic Historic District. Cliffside was subdivided by William P. Kessling et. al. in the early 1950's however, it is unknown if the homes are Kessling designs.

Just as important are properties and subdivisions that are on the cusp of the survey's cutoff date or are affiliated with the evolution of subdivision history, such as a subdivision's association with San Diego community builders or automobile oriented subdivisions. For instance, La Jolla Highlands subdivision includes modern style properties off Bordeaux Avenue that appear to have been constructed post-1960. Other subdivisions, such as La Jolla Scenic Heights represent ca. 1960 tract house designs by prominent mid-century architects William Krisel and Dan Palmer, both of whom worked with Leonard Drogin and Irvin Kahn, builder-developers.

6.3 Conclusion

Since the development of the community in 1887 to the present, La Jolla's cultural landscape has enticed newcomers from the world over. Layers of growth mark each decade with unique architectural styles and planning concepts attempting to compliment and distinguish themselves from the decades before. In a period of unprecedented growth and development in the region, the community of La Jolla is faced with issues affecting their community's historic and cultural heritage. While growth and new development effectuates change, La Jolla can continue to maintain its essence by preserving its unique heritage.

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Mayor Dick Murphy

The La Jolla Community

A Special Thank You to La Jolla residents and business owners who provided private tours of their property, community memoirs, and overall project support.

La Jolla Community Groups

La Jolla Town Council
La Jolla Community Planning Association
La Jolla Shores Association
Bird Rock Community Council
Real Estate Brokers Association, La Jolla Chapter

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Betsy McCullough, Assistant Planning Director
Angles Leira, Principal Planner
Lesley Henegar, Sr. Planner

Architect Milford Wayne Donaldson, FAIA

Teri Delcamp, Sr. Planner
Diane Kane, Sr. Planner
Andrew Abouna, GIS Program Manager
Kelley Saunders, Intern
Michael Rosenblatt, Intern

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Eileen Magno, Cultural Resources Manager
Nicole Purvis, Preservation Planner
Jason McIntyre, Draftsman
Jaye Furlonger, Research Assistant
Alex Bethke, Research Assistant
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Stuart Sawasaki, Sr. Architect
Brian Rickling, Sr. Architect
David Marshall, Sr. Architect
Renard Wynn, Sr. Architect
Melani Como, Architect
Debbie Sarachini, Historian
Aimmee Rodriguez, Historian
Jennifer Charles, Data Entry
Sylvia Liscum, Clerical
Joy Guevara, Clerical
Christy McAvoy, Historic Resources Group
Jennifer Minasian, Historic Resources Group
Mitch Stone, San Buenaventura Associates
Azusa Kondo, Volunteer

Tri Huynh, Volunteer
Bahareh Ardeshiri, Volunteer
Andrew Chui, Volunteer
Robert Appel, Volunteer
Linda Whitney, Volunteer
Chris Whitney, Volunteer

KTU+A

Sharon Singleton, Landscape Architect
Joseph Punsalan, GIS Specialist

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Appendix A: List of Designated Historical Resources in La Jolla, California as of December 2003, sorted alpha-numerically by street name.³³

³³ Designated sites in bold are also listed on the National Register of Historic Places.

HRB #	Name of Historic Site or Structure	Street #	Street Name
630	Katharine Smith/Thomas Shepherd House	6019	Avenida Cresta
552	Harry Okey House	5732	Bellevue Avenue
413	Kenyon Residence	750	Bonair Place
380	Cave Store & Professor Shultz' Tunnel Leading to the Sunny Jim Cove	1325	Cave Street
463	The LaCrosse House	1261-1263	Cave Street
212	Casa de Manana - Casa Madre	849	Coast Boulevard
286	Dr. Rodes House / Brockton Villa	1235	Coast Boulevard
101	Red Roost and Red Rest (Nat'l Reg)	1187 & 1179	Coast Boulevard
213	Casa de Manana	722, 809 & 825	Coast Boulevard
294	Colonial Inn Project Sites	915, 921, 925 & 927	Coast Boulevard
386	Carey Crest / El Paradon Seacliffe House	1369	Coast Walk
288	Coast Walk Trail and Devil's Slide Footbridge		Coast Walk Trail
615	Richard Olney/Sim Bruce Richards House	1644	Crespo Drive
375	Dr. Martha Dunn Corey Residence	7520	Draper Avenue
447	La Jolla Reading Room	7590	Draper Avenue
179	George Kautz House	7753	Draper Avenue
520	Casa de la Paz / The Dunes	325-333	Dunemere Drive
498	The Erling Rhode Residence	7245	Eads Avenue
449	Dolly's House	7857	Eads Avenue
503	The Fuelscher House	7300-7304	Eads Avenue
473	Scripps Estates Archaeological Site		Confidential
396	Gordon-Hooper Archaeological Site		Confidential
230	Parker Office Building	7917	Girard Avenue

HRB #	Name of Historic Site or Structure	Street #	Street Name
117	El Pueblo Ribera	230-248 231-309	Gravilla Street Playa Del Sur
480	The Smith-Sirigo House	6309	Hartley Drive
164	La Jolla Fire Station Engine Company 13	7877	Herschel Avenue
416	Violetta Horton Speculation House #1	7445	Hillside Drive
417	Violetta Horton Speculation House #2	7447	Hillside Drive
181	The Little Hotel by the Sea	8045	Jenner Street
364	Geranium Cottage	830	Kline Street
624	Esther Morrison House	715	La Canada
502	The Adams Residence - La Canada	754	La Canada
128	Heritage Place La Jolla	7210	La Jolla Boulevard
133	Galusha B. Grow Cottage	7210	La Jolla Boulevard
324	Bentham Hall at the Bishop's School	7607	La Jolla Boulevard
353	The Bishop's School	7607	La Jolla Boulevard
357	The Bishop's School Historic District	7607	La Jolla Boulevard
368	Oxley House	9302	La Jolla Farms Road
119	George H. Scripps Memorial Marine Biological Laboratory (Nat'l Reg)	8602	La Jolla Shores Drive
622	James and Caroline Whittlesey/Robert Farquhar House	7728	Lookout Drive
314	Martha Kinsey Residence (Nat'l Reg)	1624	Ludington Lane
226	Morgan-Larkins-Marrone Residence	7149 & 7150	Monte Vista Avenue
596	Carlos Tavares/Herbert Mann House	6425	Muirlands Drive
358	The Surf Shack at Windansea Beach	6800	Neptune Place
542	The Elizabeth Starr House	7115	Olivetias Avenue
327	Darlington House	7441	Olivetias Avenue
587	Mittie Churcher House	1265	Park Row
433	Devanney Residence	1341	Park Row

HRB #	Name of Historic Site or Structure	Street #	Street Name
508	Fleet-Rice-Hoyt House	7667	Pepita Way
86	La Jolla Recreational Center	615	Prospect Street
166	Wisteria Cottage	780	Prospect Street
204	La Valencia Hotel	1132	Prospect Street
84	Green Dragon Colony Site - Partially Demolished	1258-1274	Prospect Street
102	Tyrolean Terrace Colony	1290-1298	Prospect Street
347	Prospect View/Redwood Hollow	244-254	Prospect Street
234	Scripps Memorial Hospital and Clinic	464 & 476	Prospect Street
570	William T. MacDonald/Richard Requa House	7374	Romero Drive
79	La Jolla Women's Club (Nat'l Reg)	715	Silverado Street
521	A. W. Woods House	1917	Soledad Avenue
295	Mount Soledad Park & Memorial Cross		Soledad Road
390	The Spindrift Archaeological Site		Confidential
317	Easton-Mertz House	1525	Torrey Pines Road
432	Judkins/ J.L. Wright House	1700	Torrey Pines Road
638	Spindrift Archaeological Site #2		Confidential
108	Pottery Canyon Park	2725	Torrey Pines Road
528	Dr. Harold C. & Frieda Daum Urey/Russell Forester House	7890	Torrey Lane
315	Torrey Pines Gliderport (Nat'l Reg)		-
254	Josiah E. Shaffer Residence	1665	Union Street
560	Henry and May Turner/ Herbert Mann-Thomas Shepherd House	391	Via del Norte
545	The Colonel John Wretts and Helen Cecilia Hannay House	1414	Virginia Way
431	Grace Scripps Johanson	1540	Virginia Way
514	Mabel Scruggs/Thomas L. Shepherd House	7055	Vista Del Mar
228	La Jolla Public Library	1006	Wall Street

HRB #	Name of Historic Site or Structure	Street #	Street Name
229	The Athenaeum	1008	Wall Street
639	Myrtle Parker Swain House	247	Westbourne Street

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Appendix B: Glossary of Terms

Glossary

This glossary is designed to facilitate understanding of the terms in this report. However, the entries are not intended to be a comprehensive list of architectural and construction terms and the definition are not exhaustive, as they explain the meaning of terms specifically for the La Jolla Historical Survey. Professional and technical dictionaries should be referenced for more information and for additional uses of terms.

Adaptive Use – the process of making a building viable, often involving sensitive adjustment of an existing structure to new needs

Ambient Lighting – the general overall lighting in a space, as opposed to task lighting (focused lighting for a specific task)

Arcade – a series of arches on columns or piers, either freestanding or attached to a wall; also a covered walk with a line of such arches on one or both sides

Ashlar – squared and dressed stones used for facing a masonry wall

Associated Qualities – an aspect of a property's history that links it with historic events, activities, or persons

Association – the direct link between an important historic event or person and a historic property

Baluster – one of a series of small pillars or units of a balustrade; also an upright support of the railing for a stair; balusters can often be decoratively sawn.

Balustrade – a railing of parapet consisting of a top rail on balusters, sometimes on a base member and sometimes interrupted by posts

Base (Baseboard) – a horizontal decorative element along the lowest portion of an interior wall covering the joint between the flooring and the wall; also the lowest component of a column

Bay – a regularly repeated spatial unit of a building or wall as defined by columns, piers or other vertical elements; also a structural projection, most often with windows, expressed on the elevation of a building

Beam – a horizontal structural member, bridging between its supports and carrying the weight of a floor or roof above

Belt (Belt Course) – a horizontal band course on a brick or stone wall; it may be of a different kind of brick or stone

Bollard – a low post, usually made of stone, placed alone or in a series to prevent vehicles from entering an area

Bond – the arrangement of bricks or stones in a wall created by lapping them upon one another so that the vertical joints are staggered

Bracket – a projection from a vertical surface providing support under cornices, balconies, window frames, etc.

California Historic Building Code (CHBC) – a series of comprehensive performance regulations (California Title 24, Part 8) that control and allow alternatives to prevailing codes when dealing with qualified historic buildings or sites

California Register of Historical Resources – a list maintained and revised by the State Office of Historic Preservation (buildings, structures, sites, districts, and objects) designated as landmarks due to local, state, or national significance

Came – a slender rod of cast lead used to hold together the panes or pieces of glass in casements and stained glass windows

Casement Window – a window having a sash with hinges on one side allowing it to open vertically into or out of a space

Cast Stone – an artificial building stone manufactured from concrete, cast in a mold and used as paving, facing, or ornament. Pigments and aggregate are often added to simulate the appearance and color of natural stone

Character-Defining – essential to the perception or understanding; a character-defining element is a feature that contributes to the special quality of a building or site, without which the uniqueness is lost

Clerestory – an elevated range of windows in a wall that rises above adjacent roofs

Colonnade – a row of columns supporting a beam or entablature

Column – see **Classical Orders**, **Pier**, and **Structural System**

Compositional Shingle – manufactured, asphalt-saturated felt shingle used as roofing after 1900

Conservation – practice encompassing technical examination, preservation, protection, and maintenance of tangible cultural resources

Contributing – An item (building, site, structure, or object) that adds to the historic architectural qualities, historic associations, or archaeological values for which a property is significant, because it was present during the period of significance and possesses historic integrity or is capable of yielding important information about the period. The feature can be restored or replicated using standard construction practices by a qualified contractor or staff member

Coping – a linear cap protecting the wall below it by shedding water away from it

Corbel – an upward stepped projection in the face of the wall used to support a weight above

Cornice – in classical vocabulary, the top portion of the entablature; see **Classical Orders**; also an ornamental projection finishing off an element, such as at the top of a wall below a roof

Course – in masonry, a horizontal row or units, running the length and spanning the thickness of the wall

Cresting – an ornament of a roof, roof screen, or wall; generally rhythmic, highly decorative, and frequently perforated

Cultural Resource – refer to **Historic Resource**

Cupola – a small dome; a small structure built on top of a roof

Damper – a device for regulating the flow of air in the flue of a furnace or chimney

Dentils – small rectangular tooth-like blocks arranged in a row to form a decorative band

Design – the combination of elements that create the form, plan, space, structure, and style of a property

Dormer – a projecting structure on a sloping roof, usually perpendicular to the ridge of the main roof, with its own roof and a window on its front vertical face

Double-Glazed Window – a window having two sheets of glass with an air space between, used to improve thermal or acoustic properties

Double-Hung Window – a window containing two moveable sash sections that open vertically

Downspout – a vertical sheet metal or plastic tube on the exterior of a building conducting water from the roof; frequently used interchangeably with Leader

Drip Groove – a groove or indentation designed to direct rainwater from a masonry structure

Ductwork – part of heating, ventilation, and air-conditioning system; a conveyance system of ducts used to transfer air from one location to another, often fabricated of sheet metal

Eave – the overhanging portion of a sloping roof projecting beyond the wall below

Evaluation – process by which the significance and integrity of a historic property are judged and eligibility for National Register listing is determined

Efflorescence – a deposition of soluble salts originating in the masonry or adjacent materials on the surface of a wall; usually initiated by excessive moisture penetration

Fabric – the elements and materials of which a building is made

Façade – the entire exterior elevation of a building, particularly the front

Fair Condition – implies the fabric has lost some of its integrity but can be stabilized or restored with moderate effort

Feeling – a property's expression of the aesthetic or historic sense of a particular period of time

Fenestration – the arrangement or pattern of windows or other openings in the façade of a building

Finial – an ornament, usually pointed, which terminate a vertical element

Flue – a heat-resistant enclosed passage, as a chimney pipe, carrying the smoke from a fireplace, boiler, or furnace to the outside

Formwork – a temporary construction to contain wet concrete in the required shape while it sets

Gable – the triangular section of a wall below a two-way pitched roof, sometimes projecting above the roof

Gable Roof – a sloping (ridged) roof that terminates at one or both ends in a gable

Gablet – a small gable; frequently found over a dormer window or on the top of a roof

Good Condition – implies that the fabric is stable and is not immediately threatened by environmental or external elements

Grout – mortar that is sufficiently liquid that is can be poured or pumped into joints or cavities in masonry

Guardrail – a railing or a protective barricade providing safety at an elevated walking surface, such as a raised terrace, roof edge, or stair landing open to the space below

Gutter – a channel at the bottom edge of a roof for collecting and carrying rainwater

Handrail – a hand support; a single rail along a stairway or ramp

Hipped Roof – a roof formed by four pitched roof surfaces

Historic American Building Survey (HABS) - established by the National Park Service in 1933 for the purpose of compiling a record of America's historically and architecturally significant buildings through written and graphic documentation. Historic American Engineering Record (HAER) established in 1956, and Historic American Landscape Survey (HALS) established ca. 2002.

Historic Character – the sum of all visual aspects, features, materials and spaces associated with a property's history

Historic Context – patterns, themes, or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within prehistory or history is made clear

Historic District – an ensemble of buildings and their surroundings given a designation due to their significance as a whole

Historic Integrity – the unimpaired ability of a property to convey its historical significance. There are seven aspects of integrity according to the National Park Service: location, design, setting, materials, workmanship, feeling, and association

Historic Property – see **Historic Resource**

Historic Resource – Buildings, site, district, object, or structure evaluated as historically significant

Hood Mold – a projecting molding over the head of a door or window

Identification – process through which information is gathered about properties

Important – a feature (building, site, structure, or object) that adds to the historic architectural qualities, historic associations, or archaeological values for which a property is significant, because it was present during the period of significance and possesses historic integrity or is capable of yielding important information about the period. In addition, the feature possesses a moderate degree of specialized craftsmanship that would require all future restoration or replication to be completed by a skilled contractor with specialized experience related to the specific construction techniques using currently available materials and tools

Integrity – the quality or state of being complete, uncompromised and whole; **historic integrity** is the extent to which the original features of a building remain unchanged

Jamb – a vertical structural member at the side of a door or window frame; see **Double Hung Window**

Jerkinhead – a roof form characterized by a clipped, or truncated, gable

Location – the place where the historic property was constructed or the place where the historic event occurred

Listing – formal entry of a property in the National, State, or Local Registers

Load-Bearing – capable of supporting a load in addition to its own weight

Loggia – a covered arcade or gallery, usually within the body of the building at second floor level or above, with one side open to the air

Louver – an assembly of horizontal slats used to regulate the amount of air or light admitted into a space

Lunette – see **Window Types**

Massing – arrangement of geometric volumes into a building's shape

Materials – the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property

National Register of Historic Places – a list maintained and revised by the Secretary of the Interior of properties (buildings, sites, districts, and objects) designated as landmarks due to local, state, or national significance

Nomination – official proposition for listing a property in the **National Register of Historic Places, California Register of Historical Resources, and San Diego Register of Designated Historical Resources**

Non-contributing – a feature (building, site, structure, or object) that does not add to the historic architectural qualities, historic associations, or archaeological values for which a property is significant because a) it was not present during the period of significance, or b) due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity and it is incapable of yielding important information about the period. The feature can therefore be altered or replaced by a contractor or maintenance staff using standard construction materials and methods. Care should always be exercised to eliminate impact to the adjacent or related character-defining features

Palladian Window – a window with one large central round-arched window flanked by narrower flat-topped windows; named for Andrea Palladio, a 16th century Italian architect; see **Window Types**

Pane – a single piece of window glass. Windows are often described according to the number of panes they have. For example, a window with eight panes of glass is called and *eight lite window*. Often a double hung window is described in terms of the number of panes in each of its two sashes (e.g., a *six-over-six double hung window* indicates that each sash has six panes).

Parapet – a low protective wall along the edge of a roof, balcony or terrace

Partition – a dividing wall within the interior of a building, often non-load-bearing

Patina – the weather coating of brass, bronze, and copper, acquired through age and the oxidation of the metal; also loosely applied to the general mellowing and aging of building materials

Pediment – in classical vocabulary, the triangular gable end of the roof above a cornice; also, a similar decorative element above a window or door

Period of Significance – a defined period of time during which a property established its historical association, cultural meaning, or value

Preservation – the act or process of applying measures necessary to sustain the existing form, integrity, and materials of a historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project

Property – a structure, its exterior and interior, related landscape features and its site and environment; for a historic property, this includes attached or related new construction as well

Quatrefoil – a window or opening in a pattern of four leaves; **Trefoil** = three leaves; **see Window Types**

Rafter Tail – the part of a rafter overhanging the wall

Raking Cornice – a cornice that follows the slope a roof gable

Reconstruction – the act or process of depicting, by means of new construction, the form, features and detailing of a non-surviving site, landscape, building, structure or object for the purpose of replicating its appearance at a specific period of time and in its historic location

Register – in a heating or air conditioning system, a grille with baffles for regulating the quantity of air that passes through it

Registration – process by which a historic property is documented and nominated or determined eligible for listing in the National, California, or Local Registers

Rehabilitation – the act or process of making possible and efficient compatible use for a property through repair, alterations and additions while preserving those portions of features which convey its historical, cultural, or architectural values

Research Design – a statement of proposed identification, documentation, investigation, or other treatment of a historic property that identifies the project's goals, methods and techniques, expected results, and the relationship of the expected results to other proposed activities or treatments

Restoration – the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration

period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project

Reproduce – to create a copy

Reversibility – a condition which allows removal of an added material or feature and return to the original, without damage to the original

Roof Types – **gabled**, a two-way pitched roof, and **hipped**, one which slopes upward from all four sides of a building. Variations on these styles include cross-gabled roofs and hipped roofs without a ridge (pyramidal)

Rubble Masonry – masonry built of rubble or roughly quarried stone

San Diego Register of Designated Historical Resources – Local list of designated historic resources maintained and revised by the City of San Diego Historic Resources Board. List is also referenced as HRB and HSB designated sites list.

Sash – framework for holding a single glass pane, or multiple panes with muntins, of a window; see **Double-Hung Window**

Scale – the relationship or parts, their relative size and portions, to one another and to the human figure

Secretary of the Interior's Standards – a set of standards and guidelines, issued by the U.S. Department of the Interior, National Park Service, for the acquisition, protection, stabilization, preservation, restoration, and reconstruction of historic properties. The Standards, in 1976, and revised and expanded in 1983, 1990, and 1995 were developed pursuant to the National Historic Preservation Act of 1966 which directs the secretary of the Interior to develop and make available information concerning historic properties

Segmental Arch – an arch that comprises less than a semicircle

Setting – the physical environment of a historic property

Significance – the meaning or value ascribed to a structure, landscape, or object; historic significance normally stems from integrity and historic associations and is based on National Register criteria for evaluation

Single-Hung Window – a window with only one vertically movable hung sash

Site – a location of a significant event, a prehistoric or historic occupation or activity, or a building or structure, whether standing, ruined, or vanished, where the location itself possesses historical, cultural, or archaeological value regardless of the value of any existing building, structure or object. A site need not be marked by physical remains if it is the location of a prehistoric or historic event and if no buildings, structures or objects marked it at that time

Slab – a part of a reinforced concrete floor carried on beams below; also a concrete mat poured directly on grade

Slump Block – a type of concrete block with a rough face texture caused by sagging after removal from the mold; used to simulate adobe

Soffit – the exposed undersurface of an overhead element

Spall – a surface loss of masonry or concrete; an **incipient spall** is the early stage of surface loss, signaled by cracking and bulging

Splash Block – a small masonry block placed on the ground below a downspout to drain water from the roof away from the building to prevent soil erosion

State Historic Preservation Officer (SHPO) – the official in each State or territory who consults with Federal agencies during section 106 review. The SHPO administers the national historic preservation program at the State level, reviews National Register nominations, and maintains file data on historic properties that have been identified

Terra Cotta – hard-burnt clay used for roof or floor tiles and ornamental work; sometimes glazed

Tooling – texturing the surface of stone or shaping the face of a mortar joint

Transom Window – a window above a door; usually a hopper window which pivots open from the top with hinges at the bottom; see Window Types

Treatment – Work carried out to achieve a particular historic preservation goal, in this case, restoration and rehabilitation

Trefoil – see **Quatrefoil**

Trim – visible, often decorative, woodwork or molding (or various materials) of a building; frequently used to cover joints in a construction assembly

Utilitarian – merely serving a purpose, non-decorative, to fulfill a function; in building, a structure without stylistic ornamentation; also used to describe the majority of industrial and other functional buildings. These buildings have simple forms and gain character through their massing, materials, and fenestration. They tend to lack stylistic features or to be executed in very simplified versions of styles. Typical materials are brick, board-and-batten and weatherboard siding, and corrugated metal

Vernacular – structures designed and built without the aid of an architect or trained designer; buildings whose design is based on ethnic, social, or cultural traditions rather than on an architectural philosophy

Workmanship – the physical evidence of the crafts of a particular culture of people during any given period in history or prehistory

**Appendix C: Sanborn Fire Insurance Maps, La Jolla, California
1909, 1921, and 1926-1949**

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Appendix C-1:

**Sanborn Fire Insurance Map, La Jolla,
California, 1909**



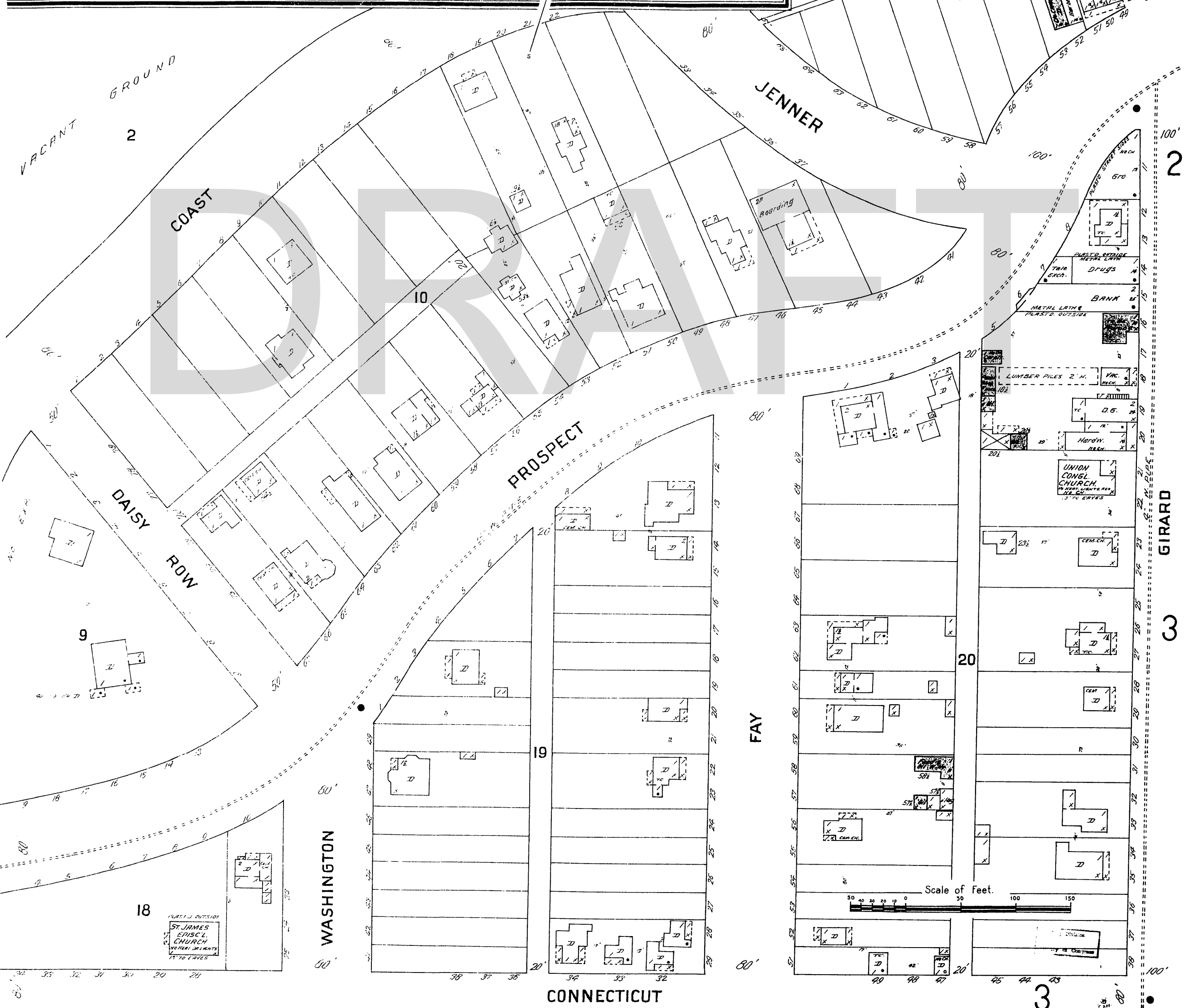
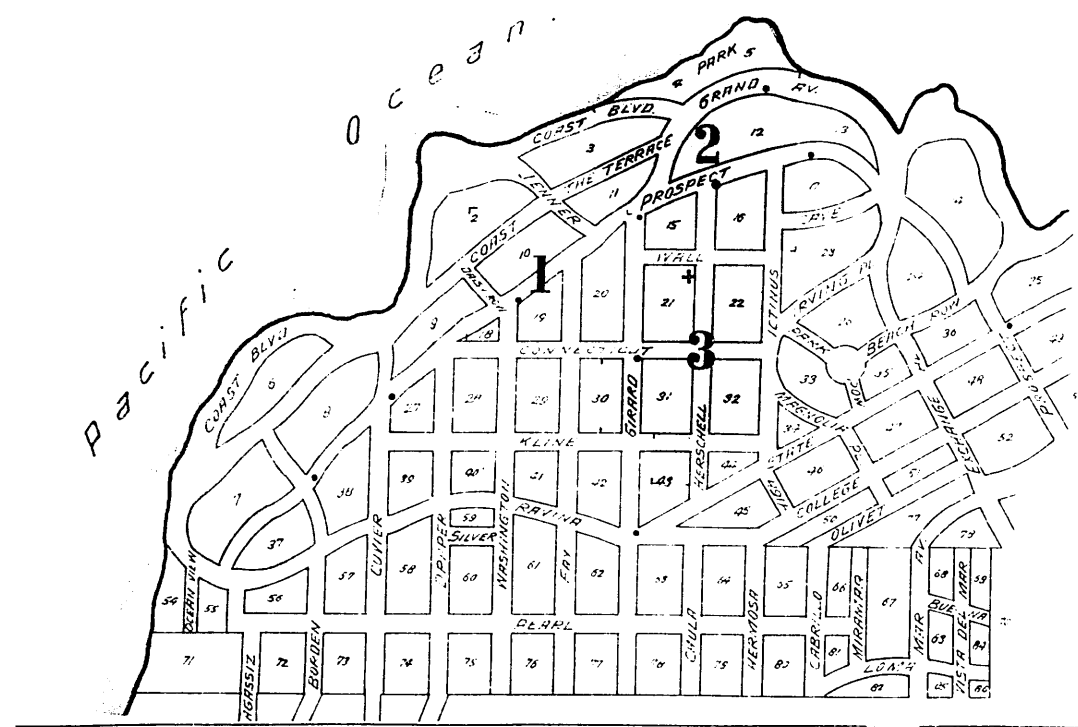
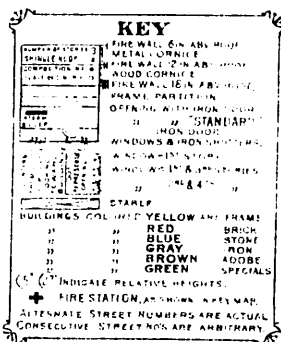
JAN 25 1909
CITY OF LA JOLLA
RECEIVED

WATER FACILITIES: Supplied by SAN DIEGO. From 2-Gravity Reservoirs one 17500 000 Gal. & 1-3 500 000 Gal. Capacity. Elev. 373' above sea level. Also from Pacific Beach Reservoir Capacity 2 000 000 Gal. Elev. 285' above sea level. To have new 600 000 Gal. Reservoir at LA JOLLA elev. 280'. About 3 Mi. of 12" & 16" Water Mains. 10-25" S. Hyds. Fire press about 70 Lbs. at Prospect & Girard Sts.

FIRE DEPT: Volunteer. 25 Men. 1 Chem. Wagon (20 Gal. Tr.) & 4-3 Gal. Chem. Exts. To have Hose Reel & 500' Standard Hose. Fire Alarm: Bell at Fire Ho.

Grades: Slight. Streets Not paved.

Location: Within City Limits of San Diego 14 Mi. from P.O.



Pacific Ocean

LA JOLLA

PARK

JAN. 1909
LA JOLLA
CAL.

2

4

COAST BOULEVARD

AV.

GRAND

THE TERRACE

PROSPECT

CABRILLO HOTEL

HERSCHELL

ICTINUS

CAVE

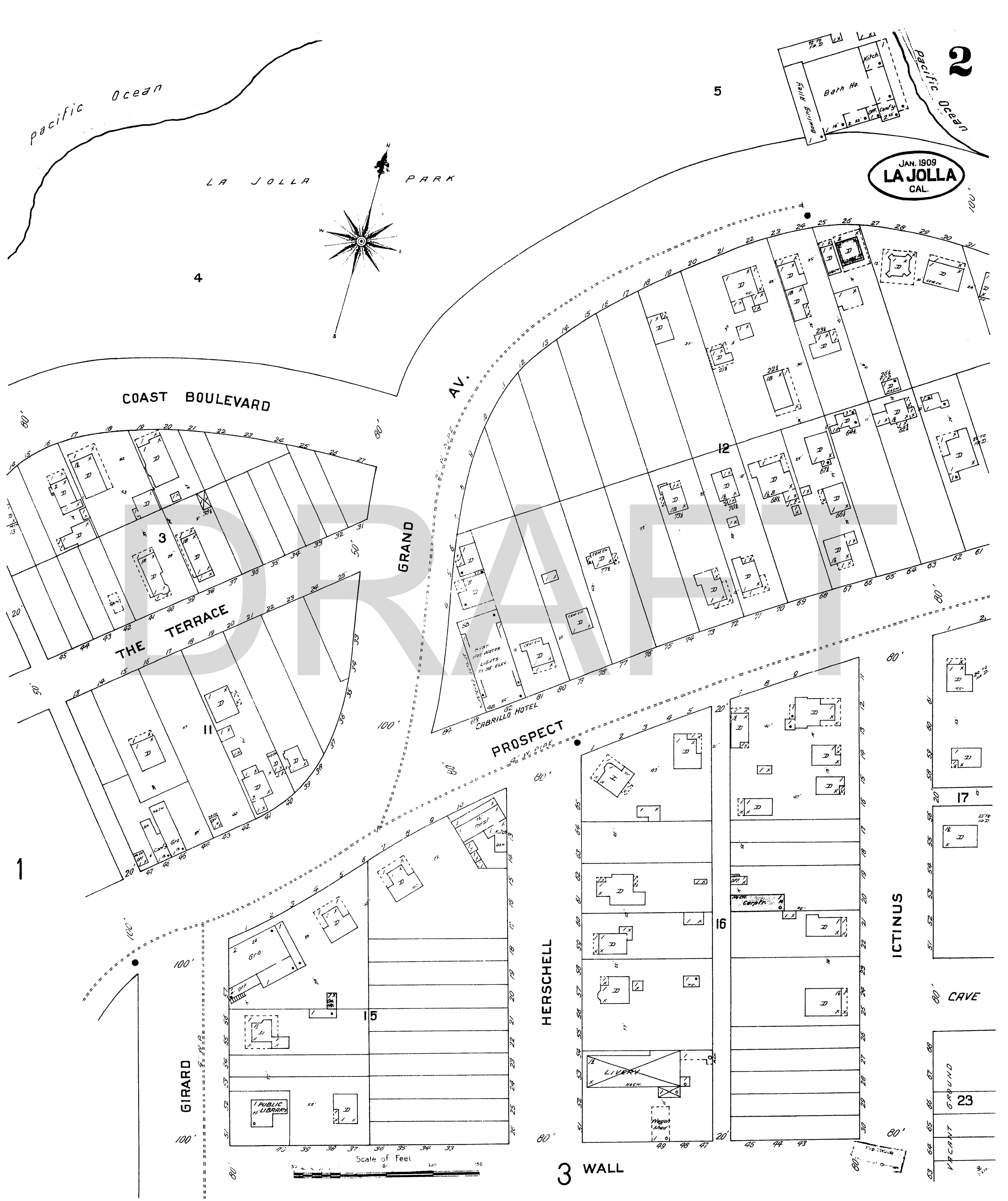
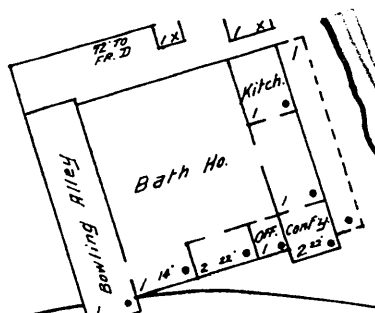
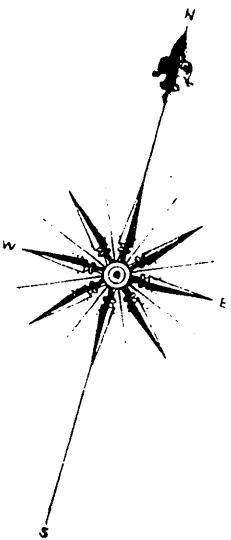
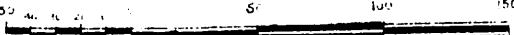
GROUND

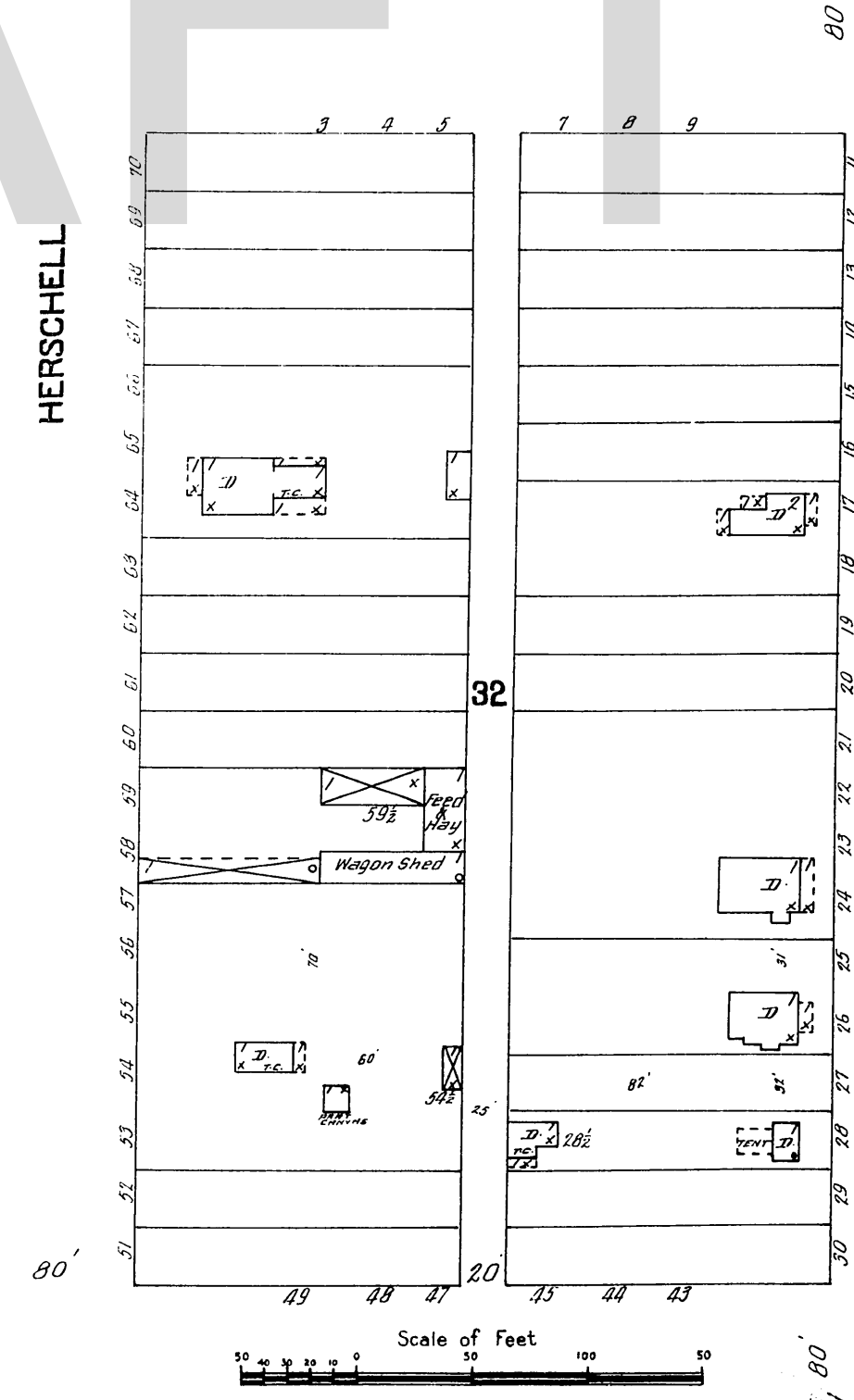
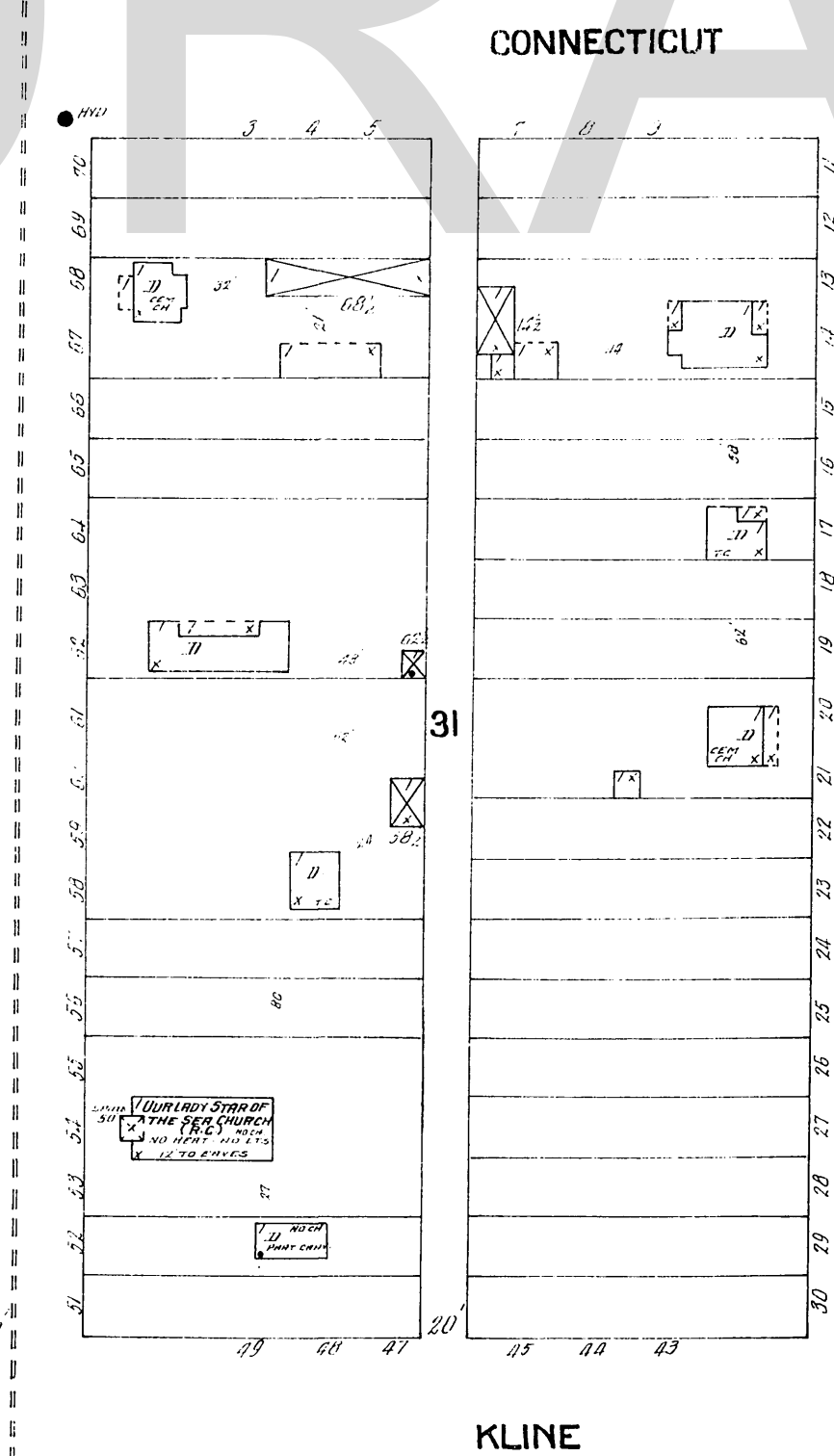
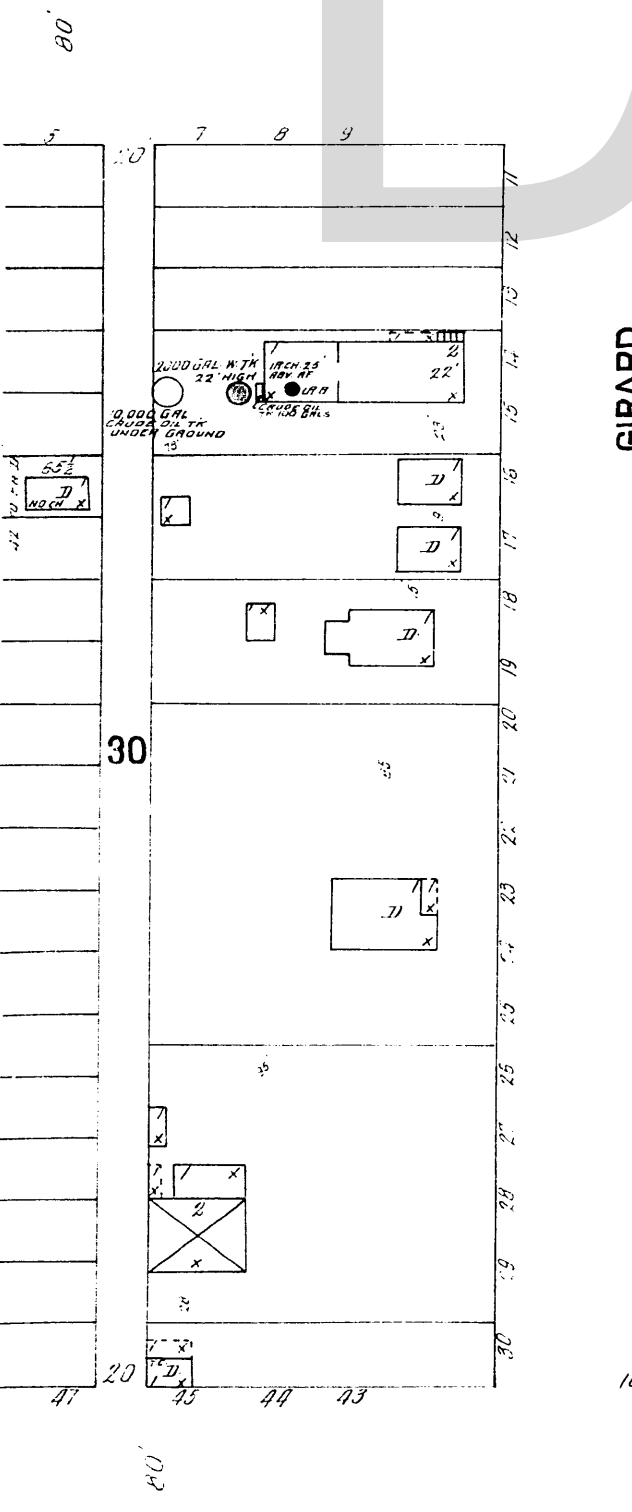
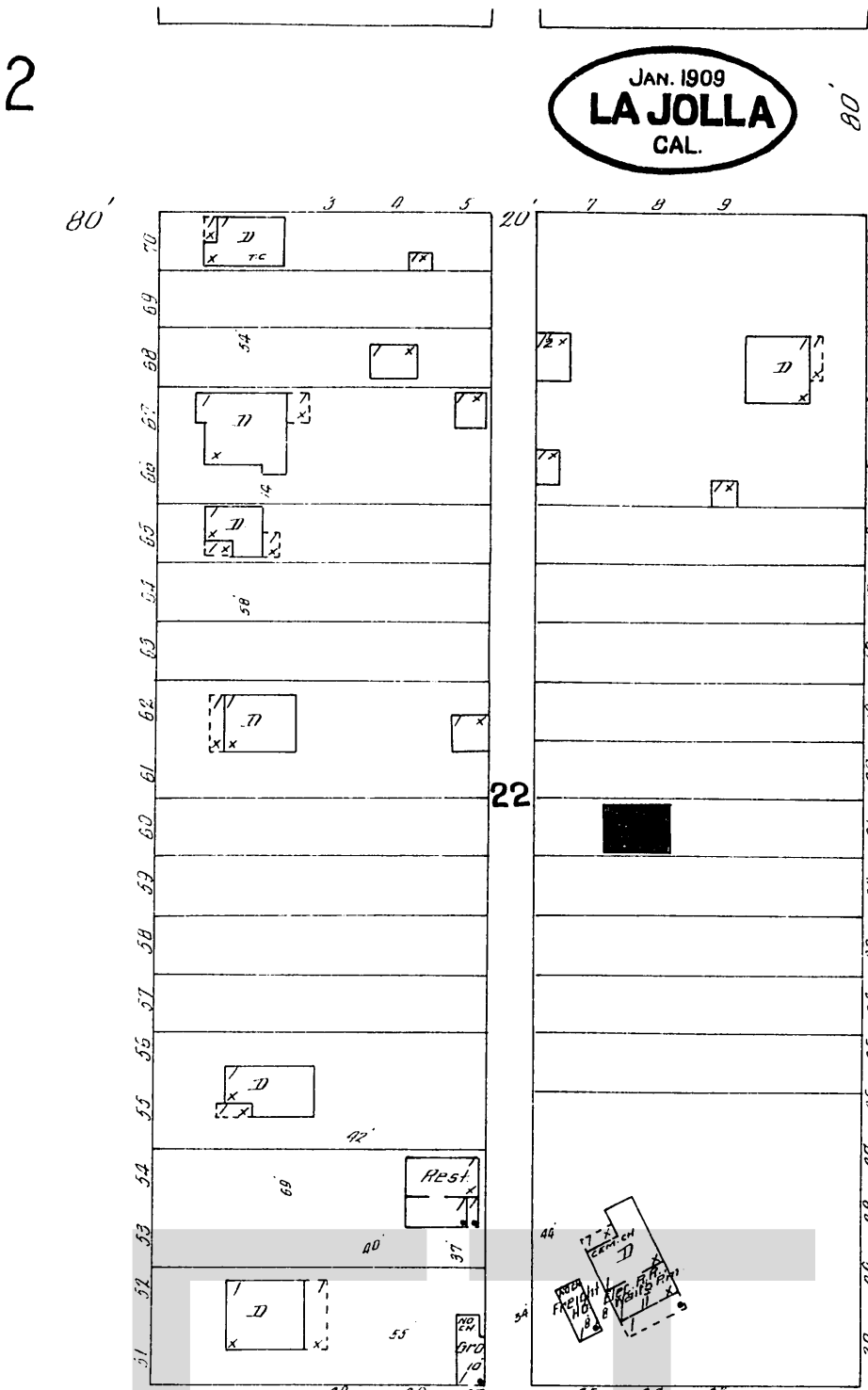
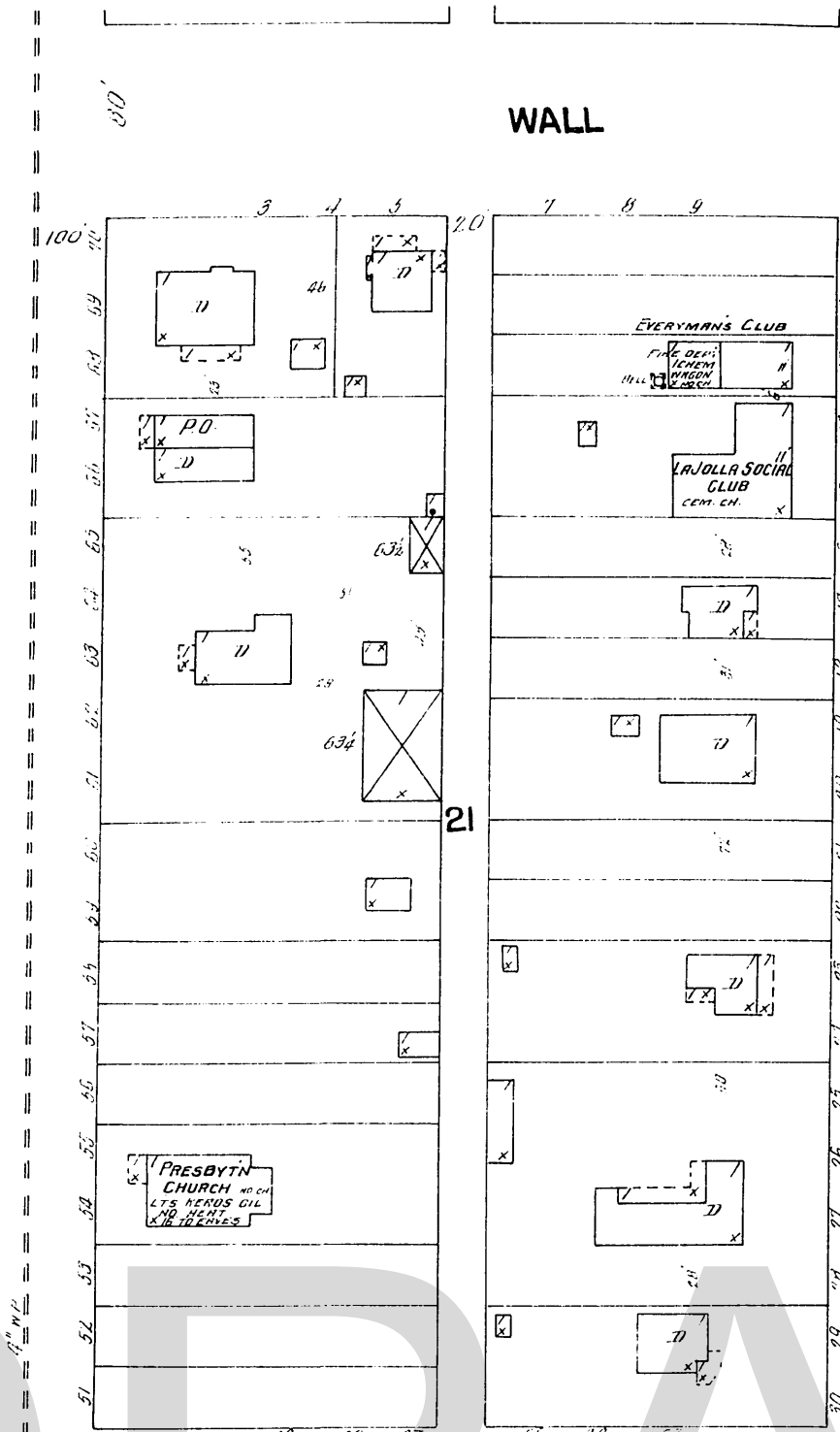
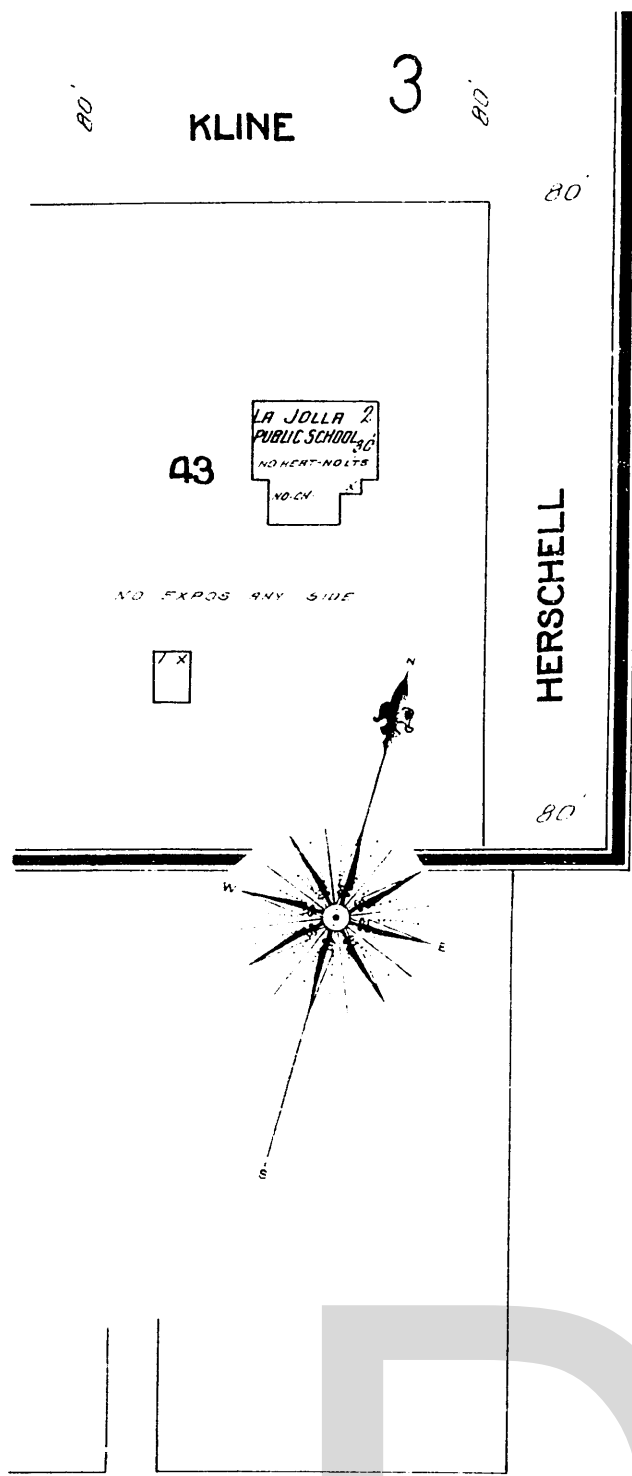
VACANT

23

3 WALL

Scale of Feet

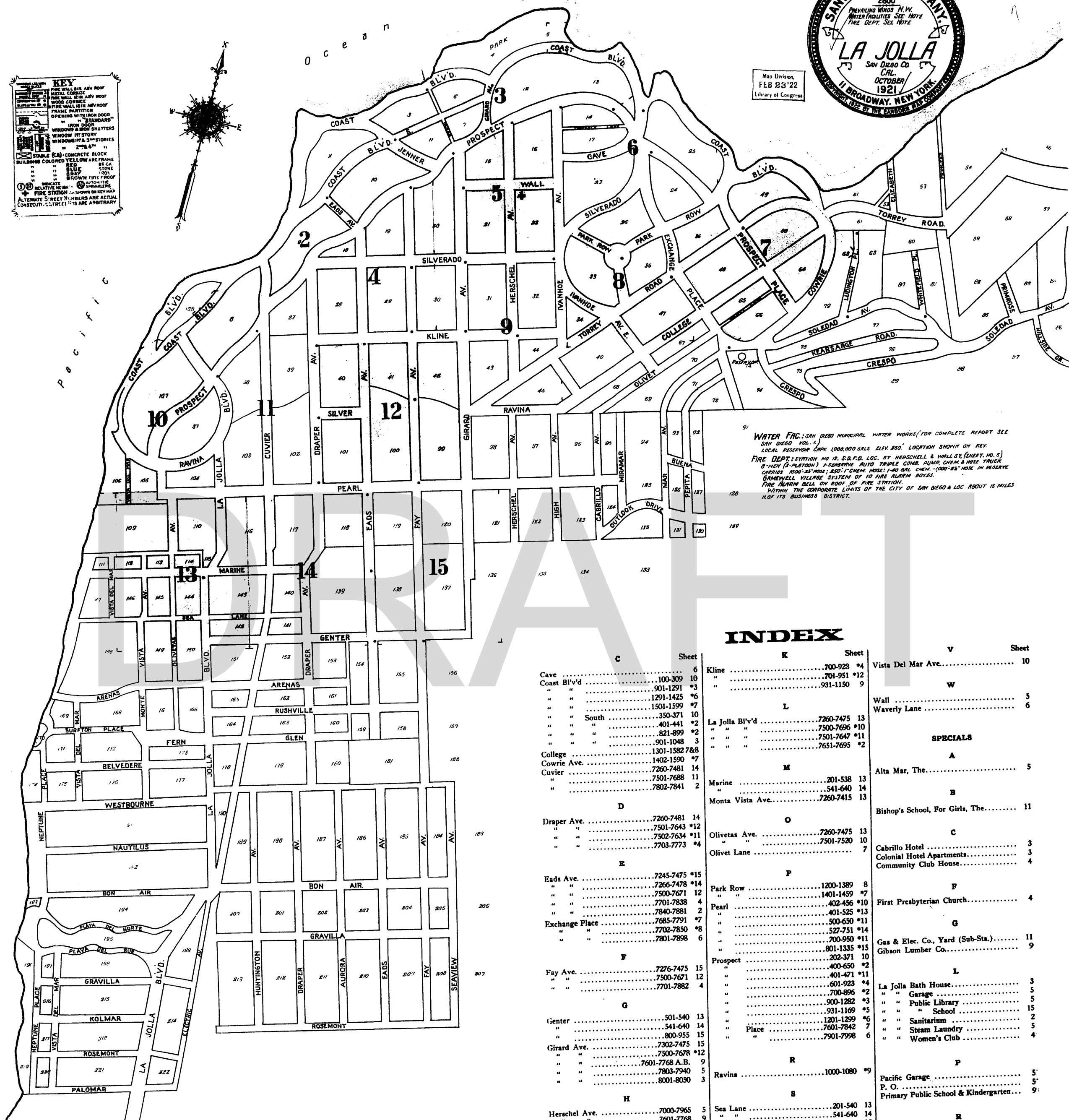
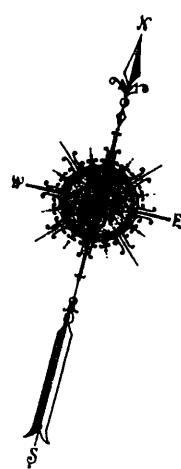
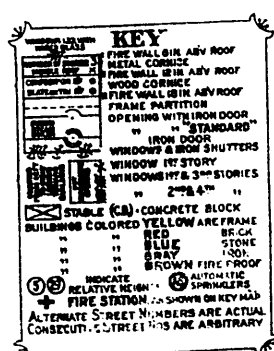
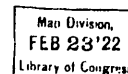




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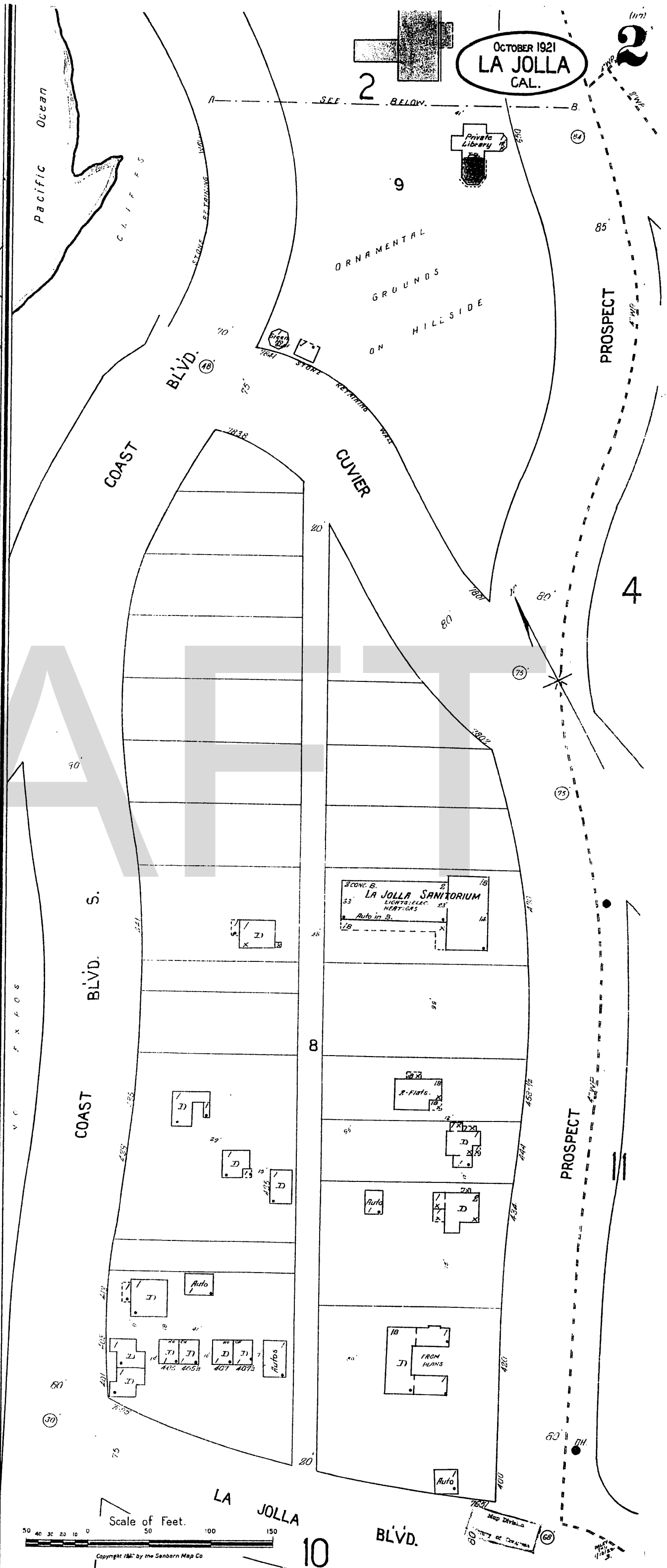
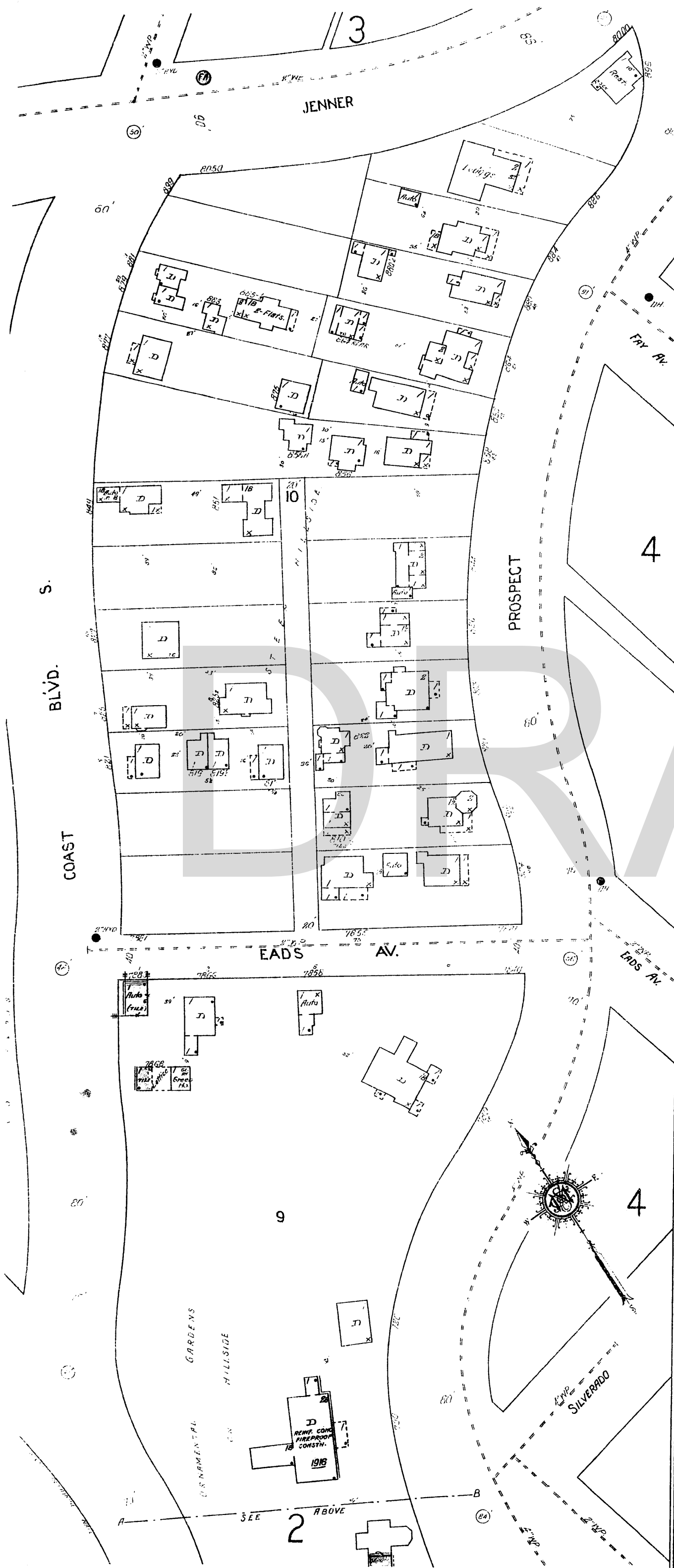
Appendix C-2:

**Sanborn Fire Insurance Map, La Jolla,
California, 1921**



	C	Sheet	K	Sheet	Vista Del Mar Ave.	SHEET
Cave		6	Kline	700-923 *4		10
Coast Bl'vd		100-309 10	"	701-951 *12		
" "		901-1291 *3	"	931-1150 9		
" "		1291-1425 *6			W	
" "		1501-1599 *7	L		Wall	5
" " South		350-371 10	La Jolla Bl'vd	7260-7475 13	Waverly Lane	6
" "		401-441 *2	"	7500-7696 *10		
" "		821-899 *2	" "	7501-7647 *11		
" "		901-1048 3	" "	7651-7695 *2	SPECIALS	
College		1301-1582 7&8			A	
Cowrie Ave.		1402-1590 *7	M		Alta Mar, The.	5
Cuvier		7260-7481 14	Marine	201-538 13	B	
"		7501-7688 11	"	541-640 14	Bishop's School, For Girls, The.....	11
"		7802-7841 2	Monta Vista Ave....	7260-7415 13	C	
D			O		Cabrillo Hotel	3
Draper Ave.		7260-7481 14	Olivetav Ave.	7260-7475 13	Colonial Hotel Apartments.....	3
" "		7501-7643 *12	"	7501-7520 10	Community Club House.....	4
" "		7502-7634 *11	Olivet Lane	7	F	
" "		7703-7773 *4	P		First Presbyterian Church.....	4
E			Park Row	1200-1389 8	G	
Eads Ave.		7245-7475 *15	"	1401-1459 *7	Gas & Elec. Co., Yard (Sub-Sta.).....	11
" "		7266-7478 *14	Pearl	402-456 *10	Gibson Lumber Co.	9
" "		7500-7671 12	"	401-525 *13	L	
" "		7701-7838 4	"	500-650 *11	La Jolla Bath House.....	3
" "		7840-7881 2	"	527-751 *14	" " Garage	5
Exchange Place ..		7685-7791 *7	"	700-950 *11	" " Public Library	15
" "		7702-7850 *8	"	801-1335 *15	" " School	2
" "		7801-7898 6	"	202-371 10	" " Sanitarium	7
F			Prospect	400-650 *2	" " Steam Laundry	5
Fay Ave.		7276-7475 15	"	401-471 *11	" " Women's Club	4
" "		7500-7671 12	"	601-923 *4	P	
" "		7701-7882 4	"	700-896 *2	Pacific Garage	P
G			"	900-1282 *3	P. O.	Primary Public School & Kindergarten...
Genter		501-540 13	"	931-1169 *5	R	
"		541-640 14	"	1201-1299 *6	R. C. Church.....	
"		800-955 15	"	7601-7842 7	S	
Girard Ave.		7302-7475 15	" Place	7901-7998 6	San Diego Fire Dept.....	St. James' Church, By the Sea (Episcopal)
" "		7500-7678 *12	R		U	
" "		7601-7768 A.B. 9	Ravina	1000-1080 *9	Union Congregational Church.....	
" "		7803-7940 5	S			
" "		8001-8030 3	Sea Lane	201-540 13		
H			"	541-640 14		
Herschel Ave.		7000-7965 5	Silver	700-929 4		
"		7601-7768 9	Silverado	931-1049 *9		
High "		7618-7650 *9	"	930-1168 *5		
I			"	1200-1298 *6		
Ivanhoe Ave.		7600-7754 *9	"	1201-1299 *8		
" "		7701-7741 *8	T			
" "		7800-7998 *5	Torrey Road	1000-1185 9		
" " E.		7800-7998 *5	"	1202-1377 8		
J			"	1401-1582 7		
Jenner		8000-8050 *2				
"		8001-8129 *3				

*Indicates one side of street shown only.



OCTOBER 1921
LA JOLLA
CAL.

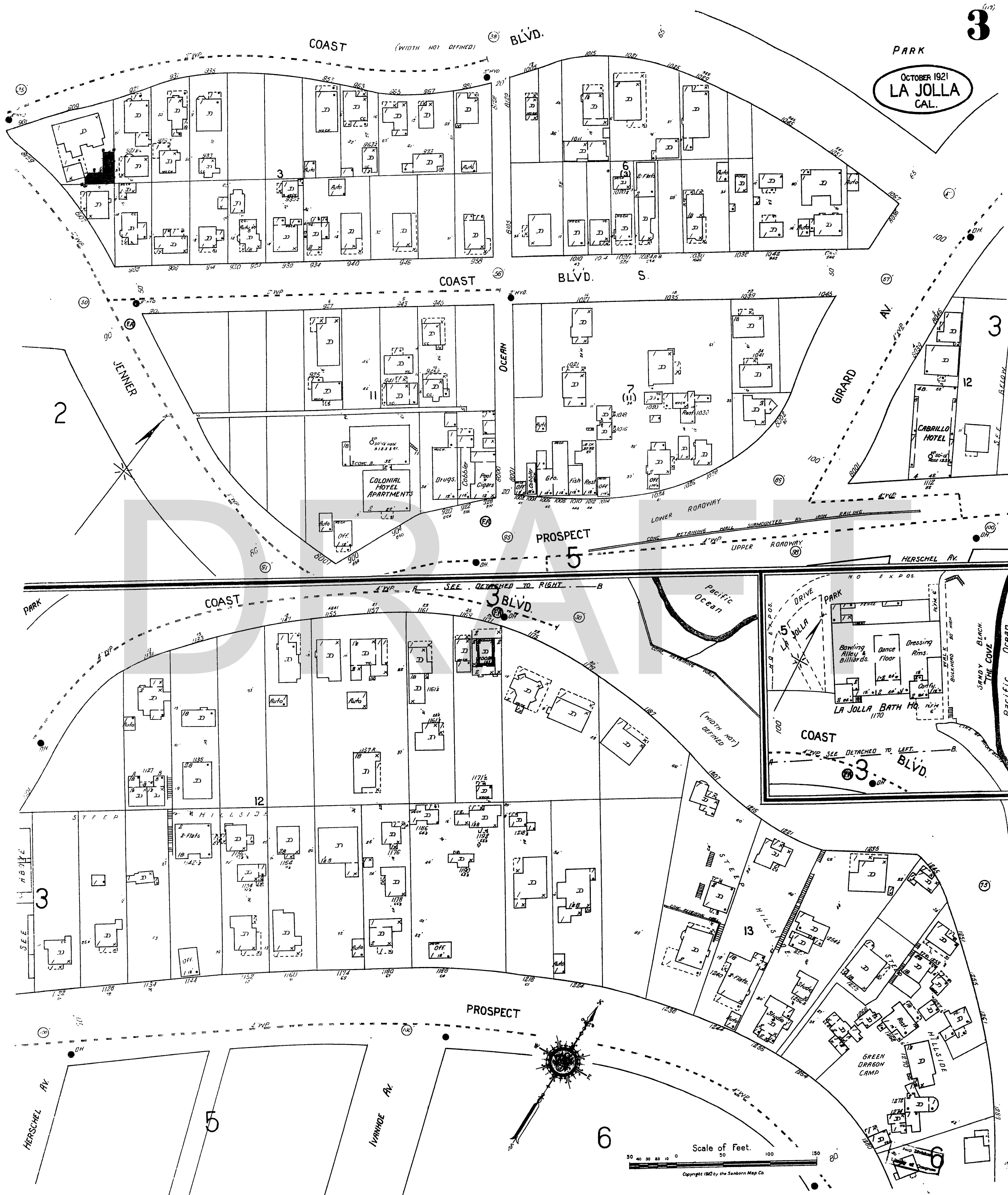
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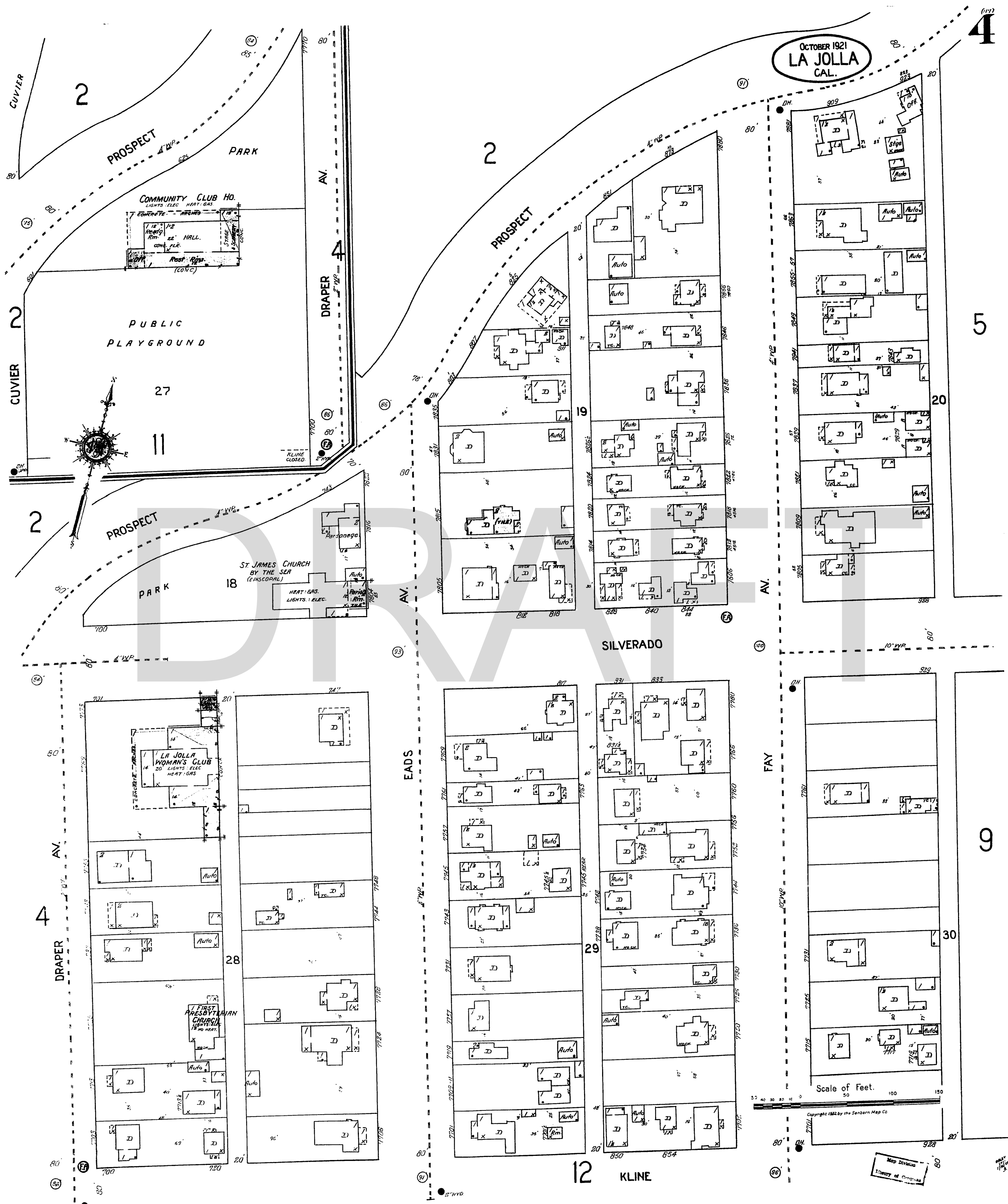
LA JOLLA

BLVD.

PARK

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CAL.





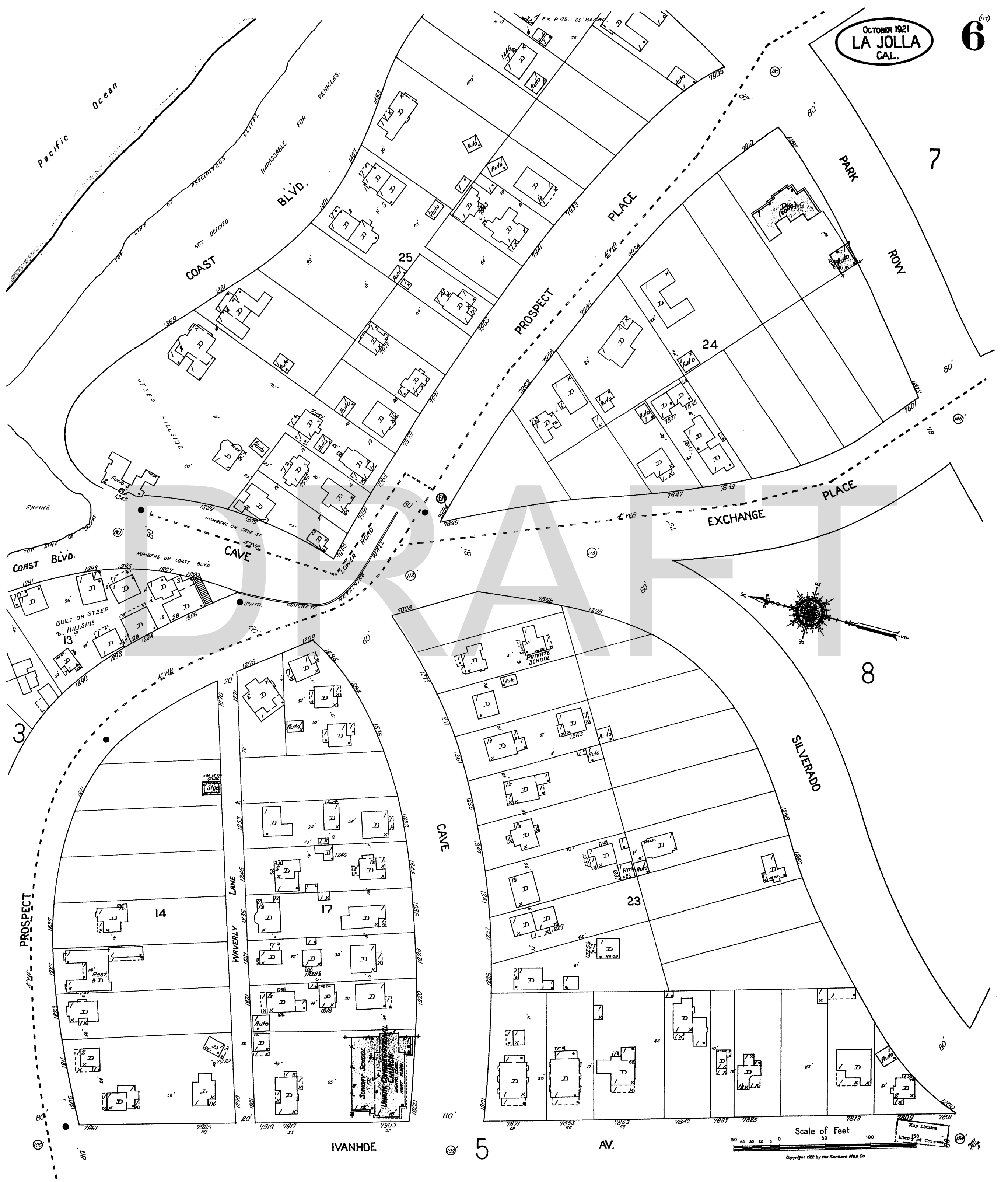
OCTOBER 1921
LA JOLLA
CAL.

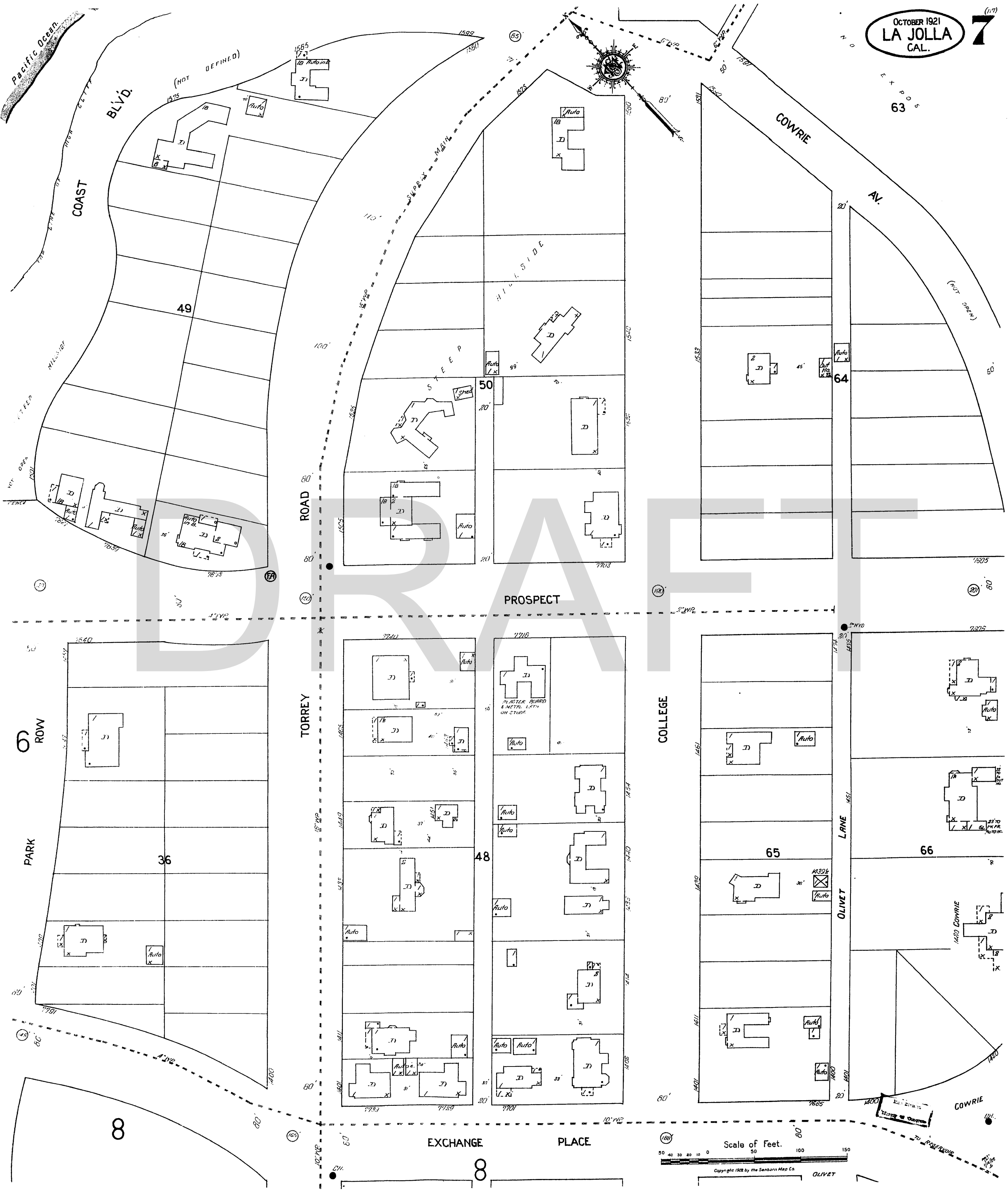
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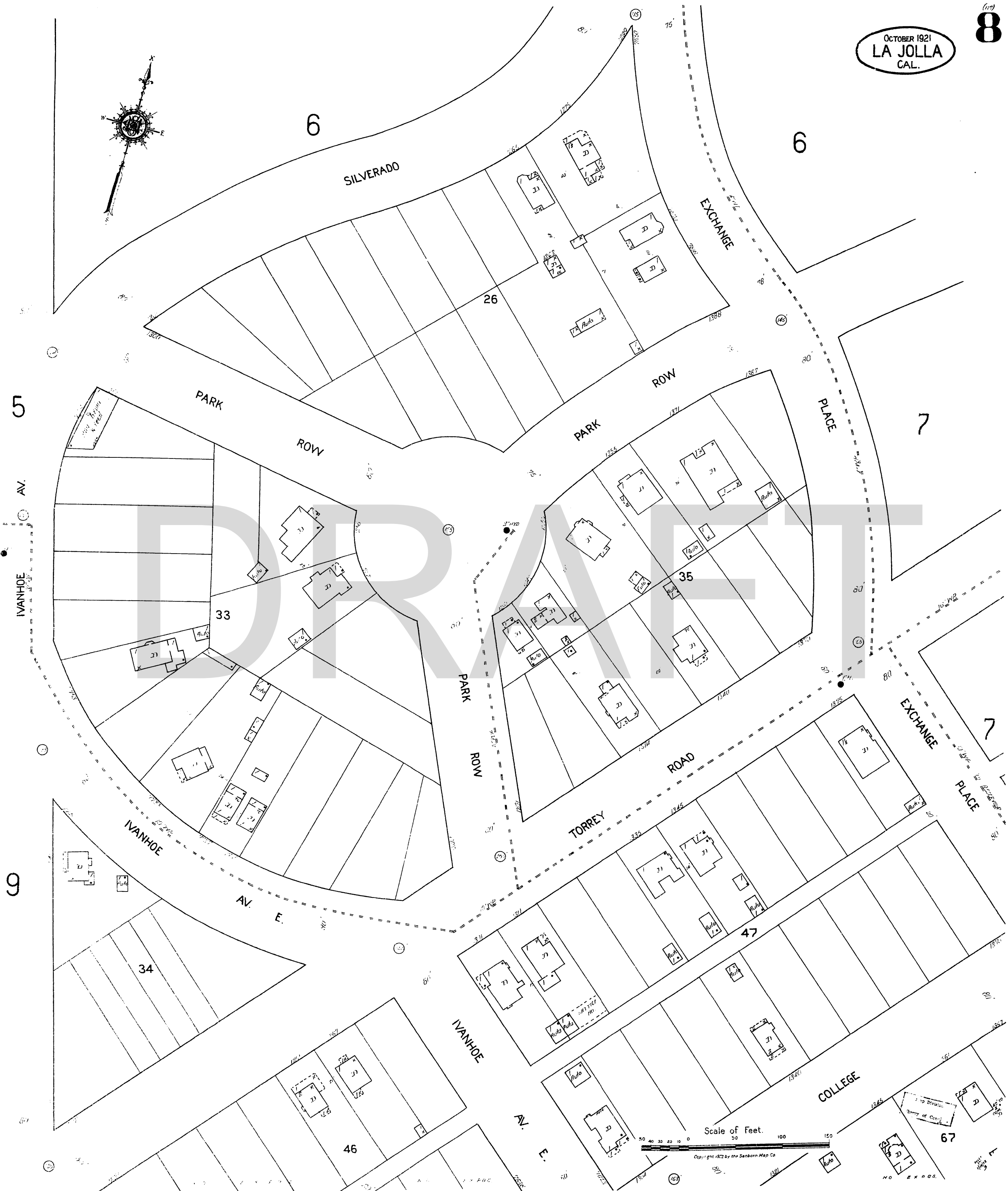
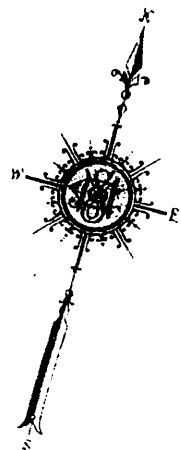
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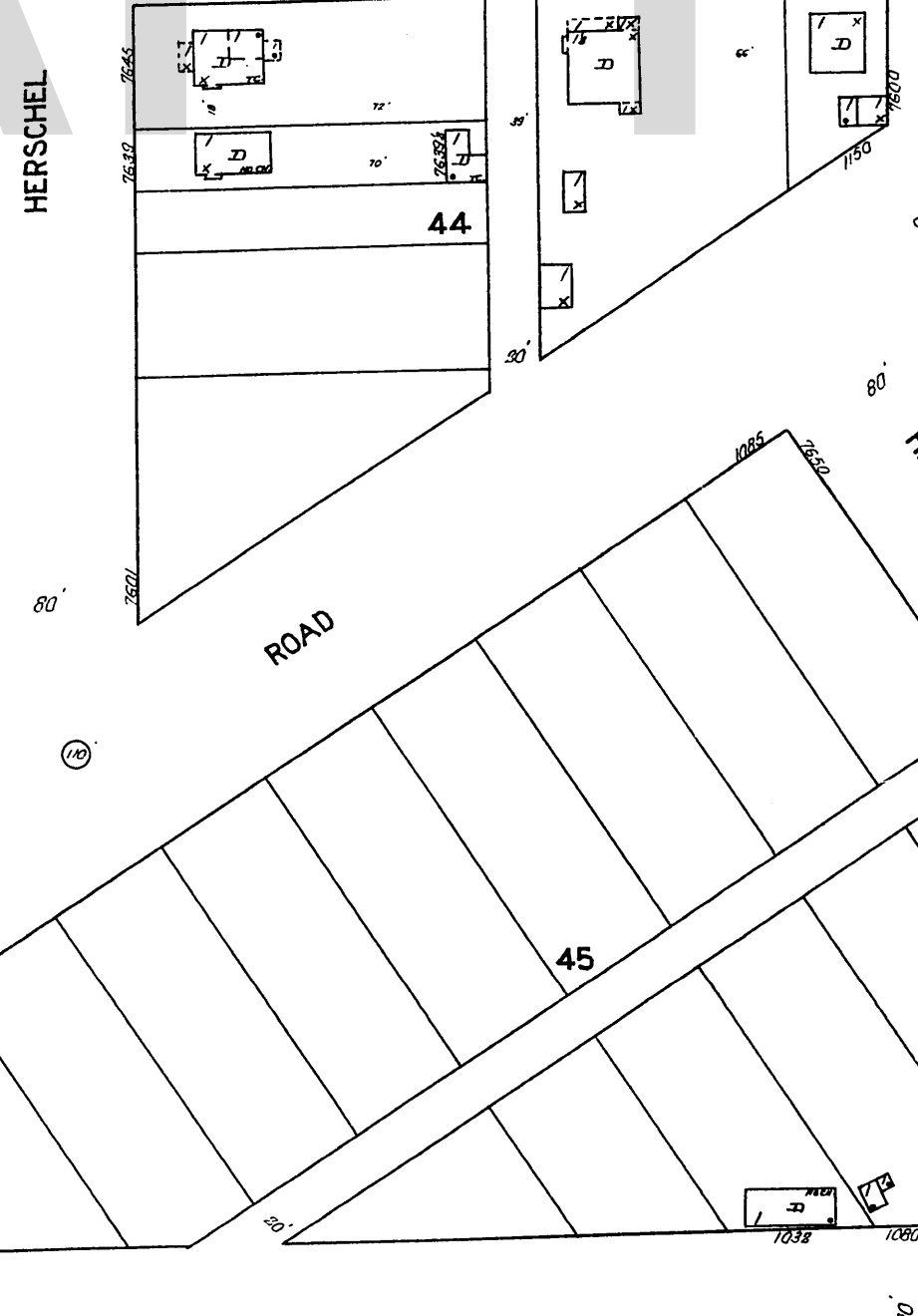
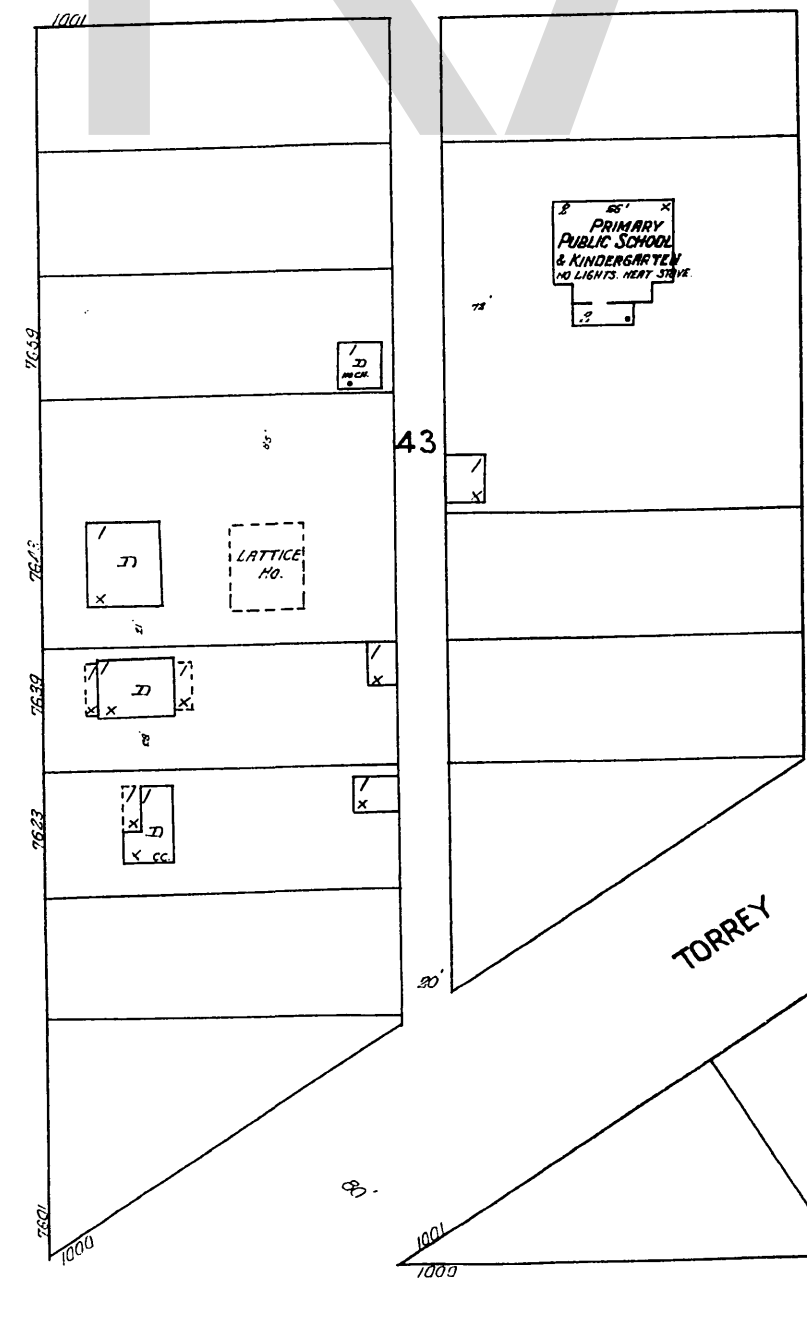
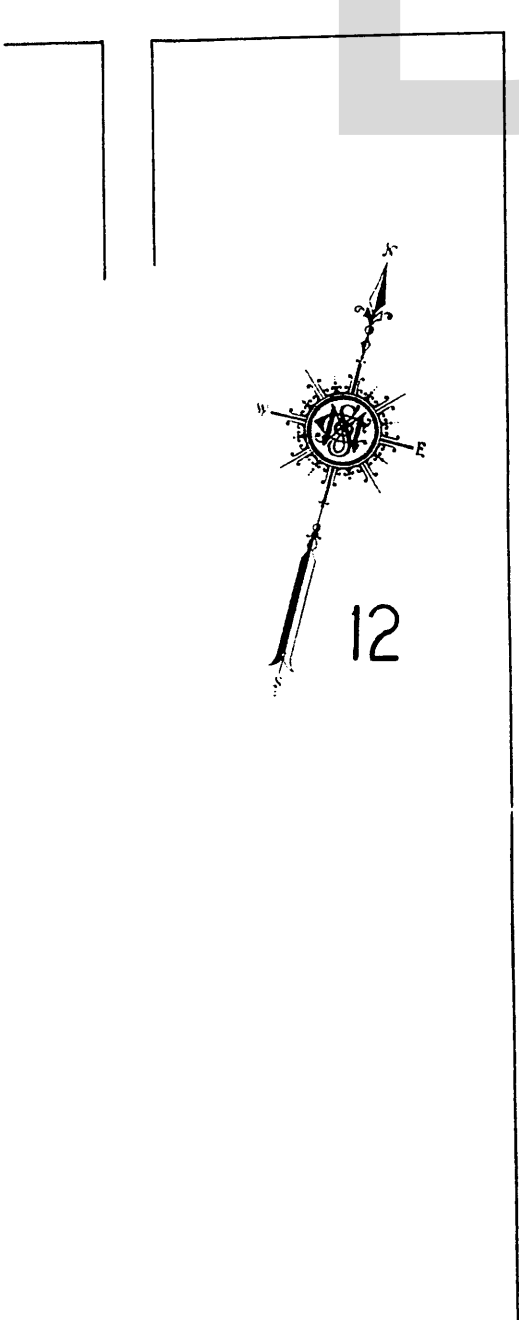
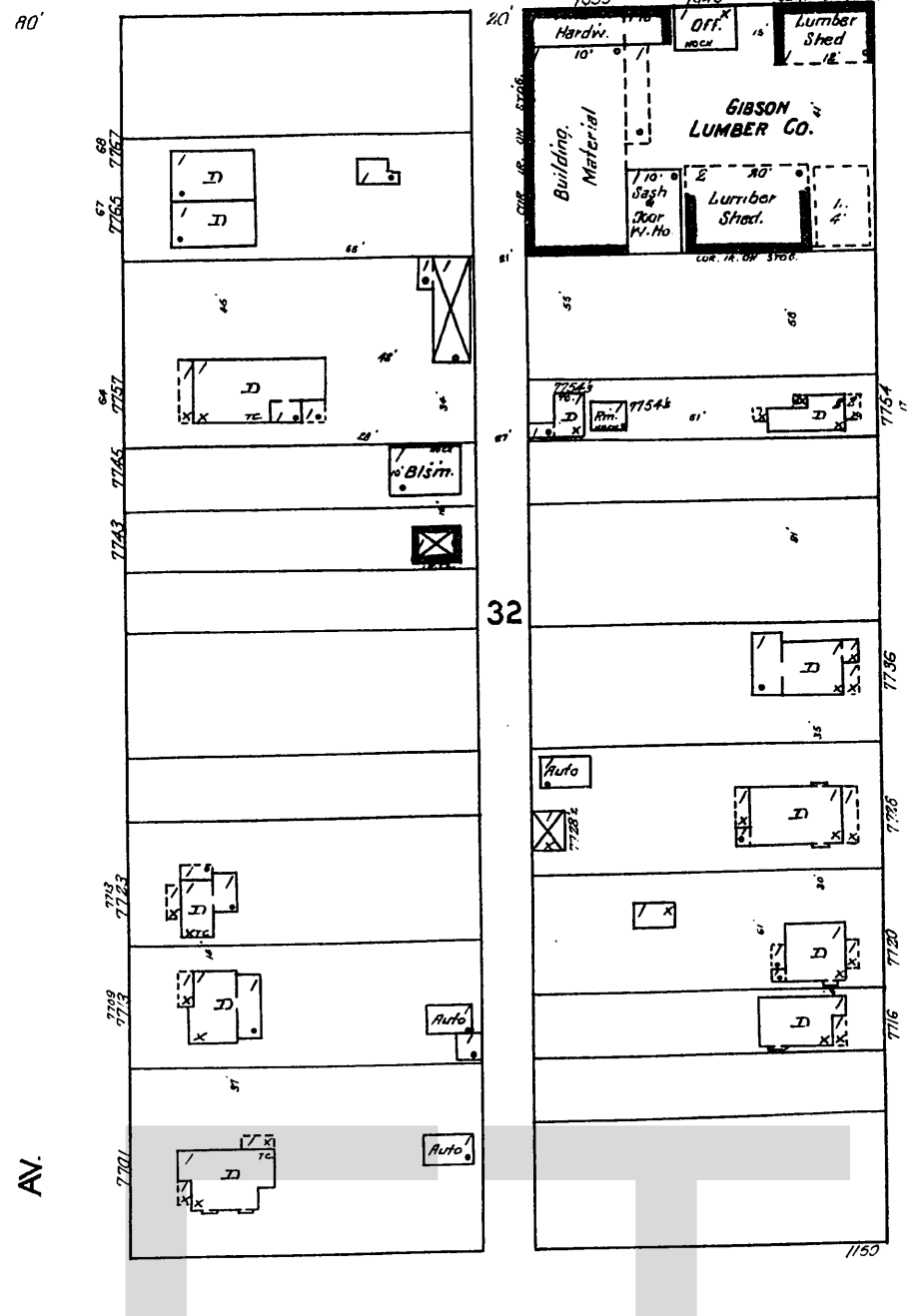
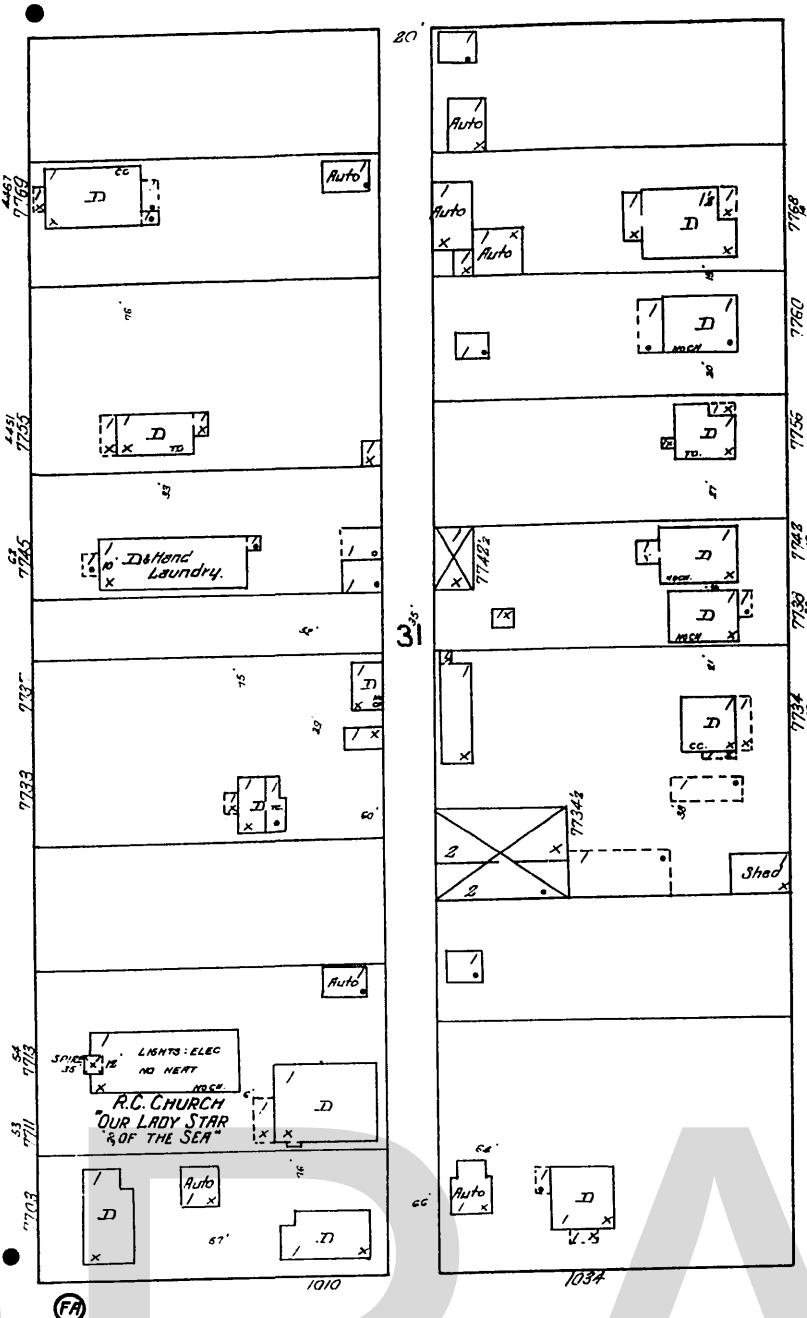
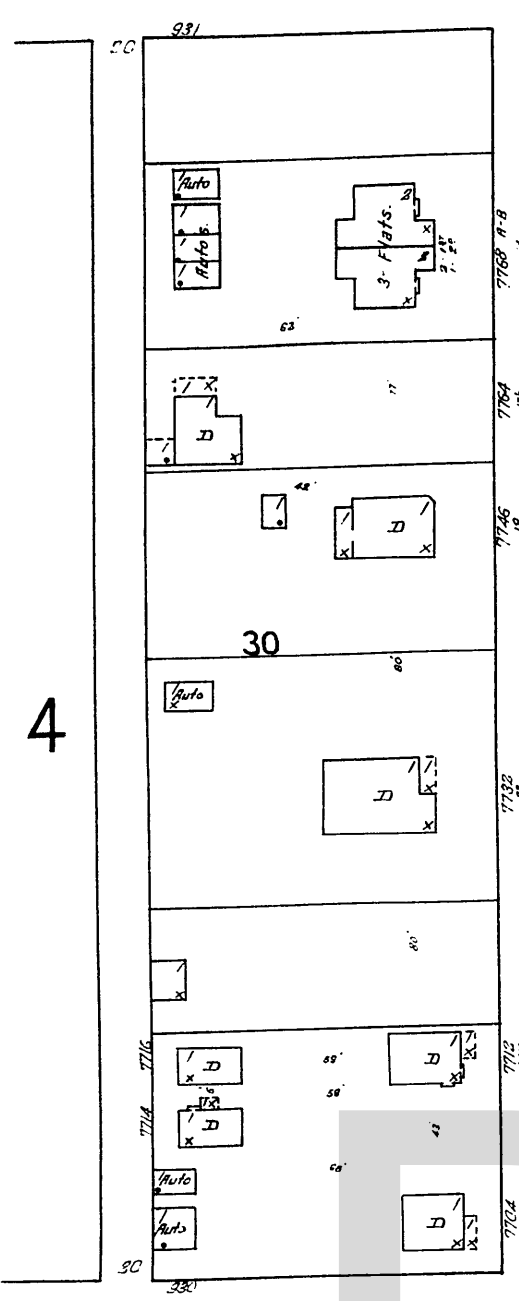




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5
SILVERADO

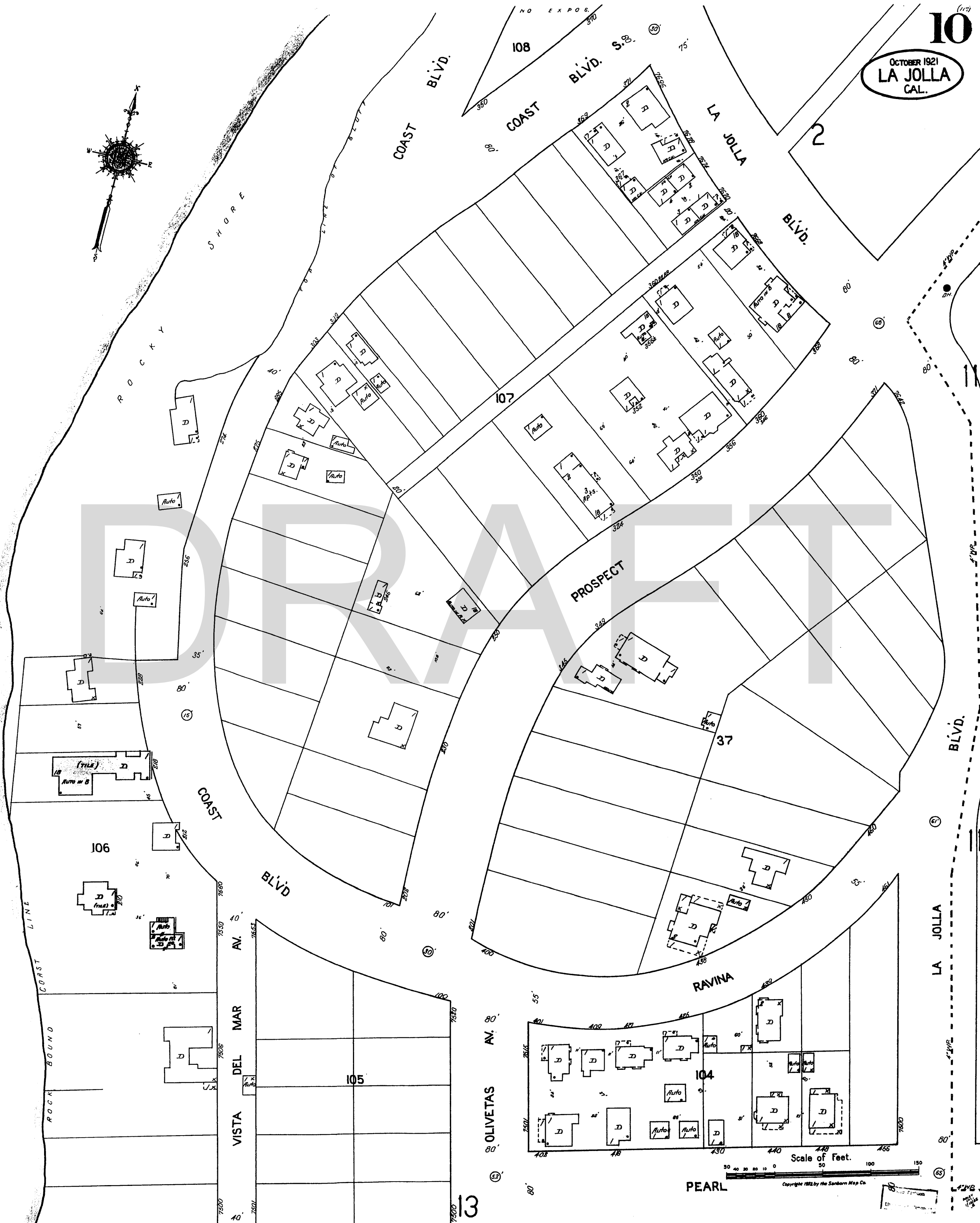


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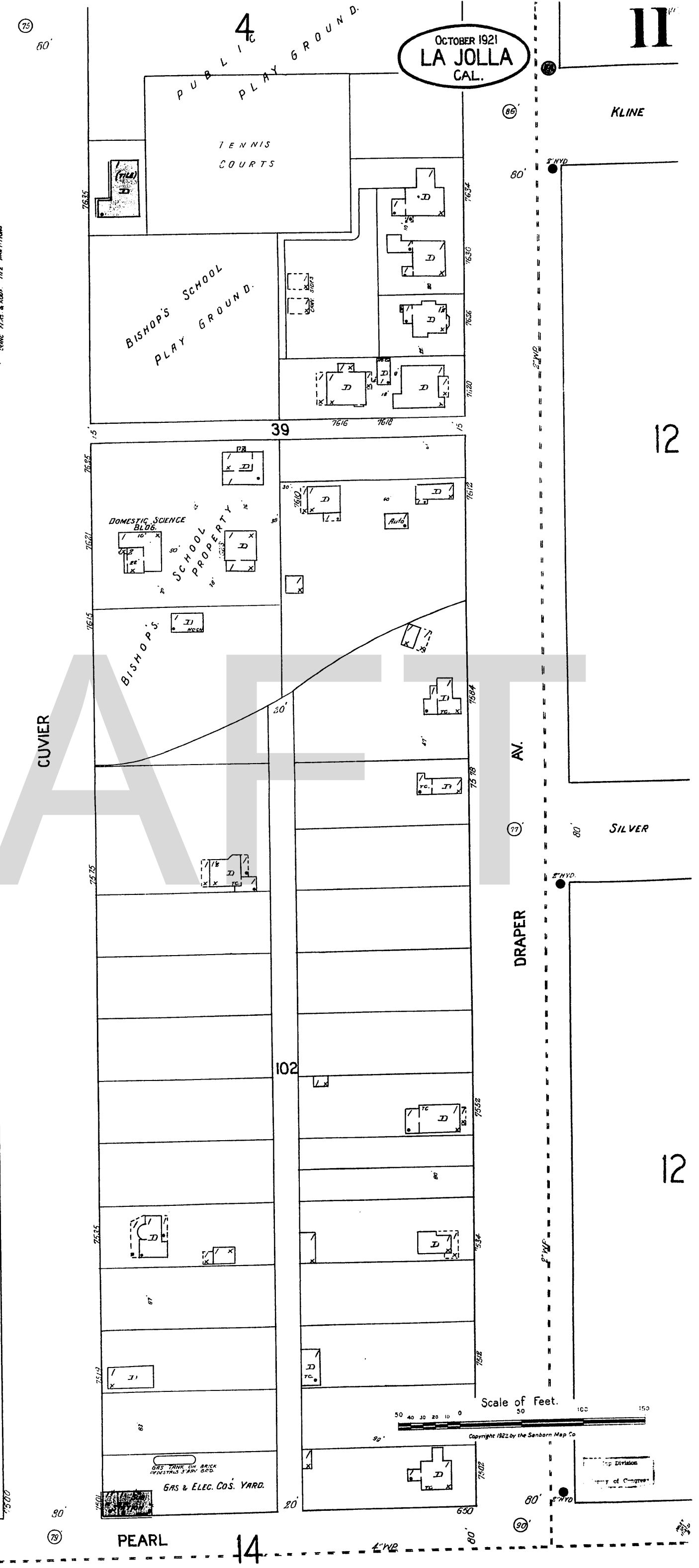
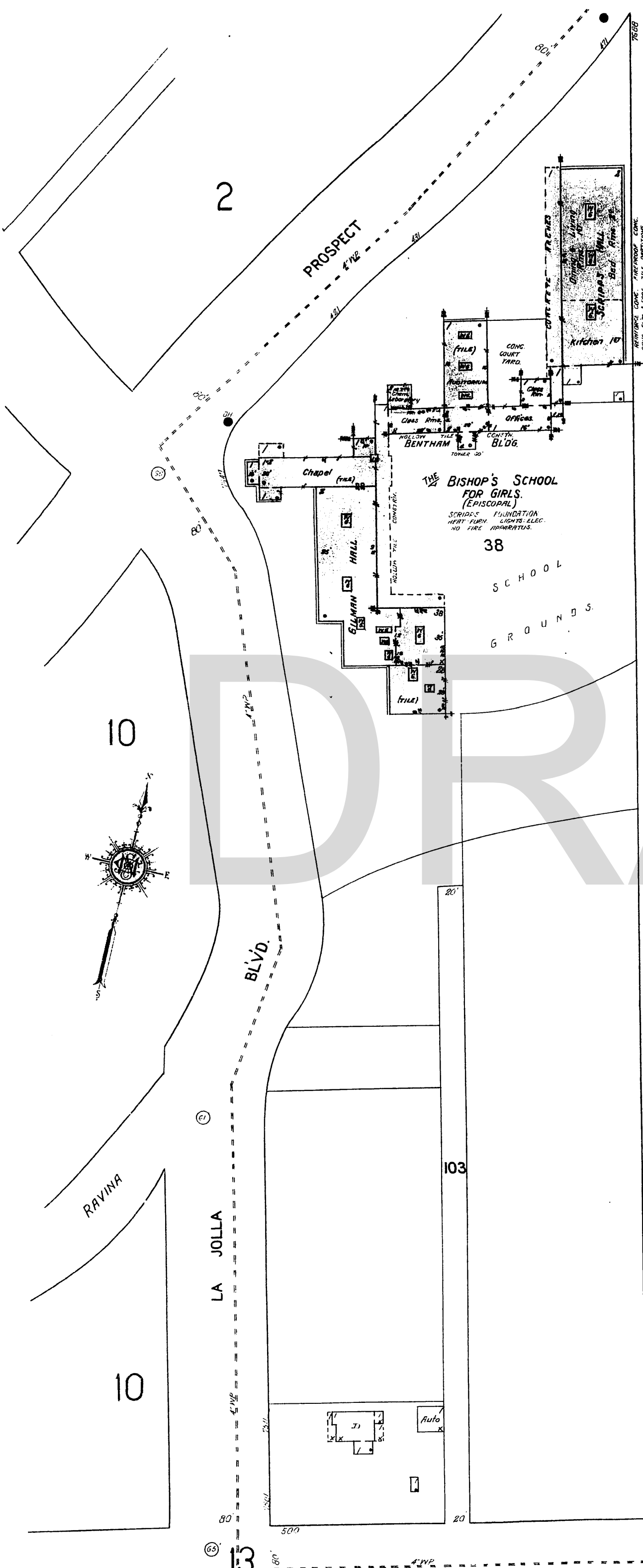
Pacific Ocean



10
OCTOBER 1921
LA JOLLA
CAL.



13

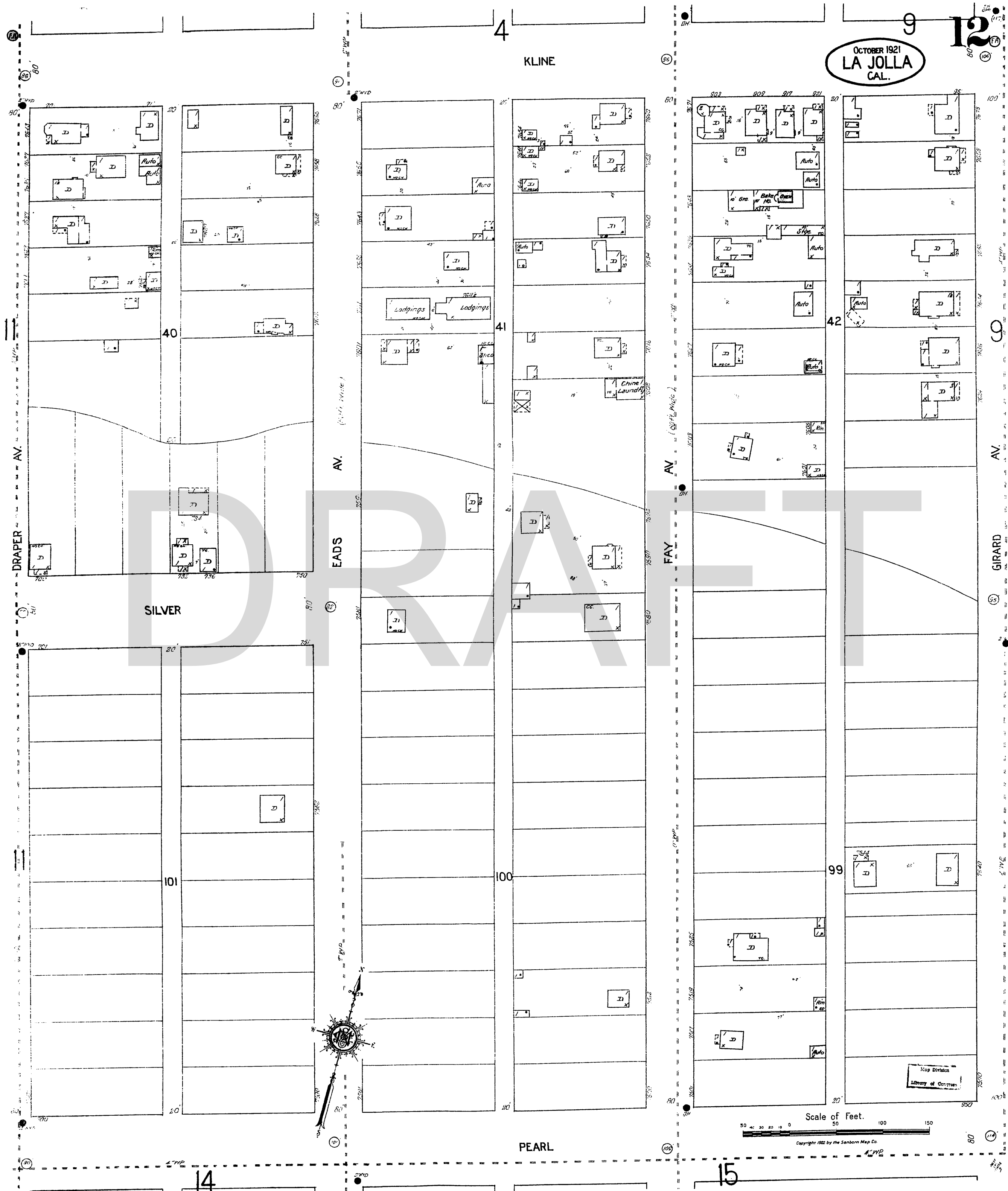


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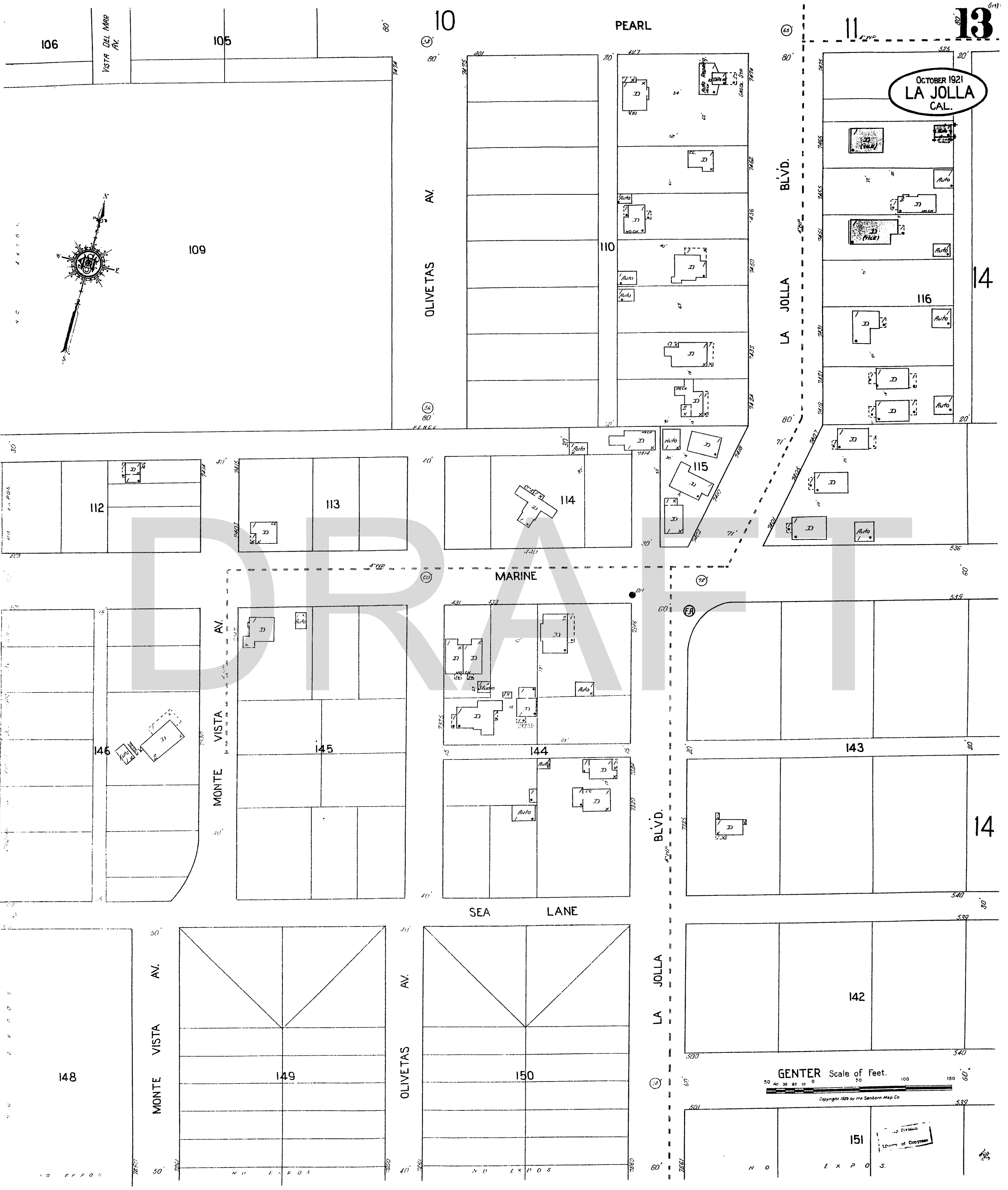
City of San Diego
Division of Engineering



OCTOBER 1921
LA JOLLA
CAL.

Scale of Feet.

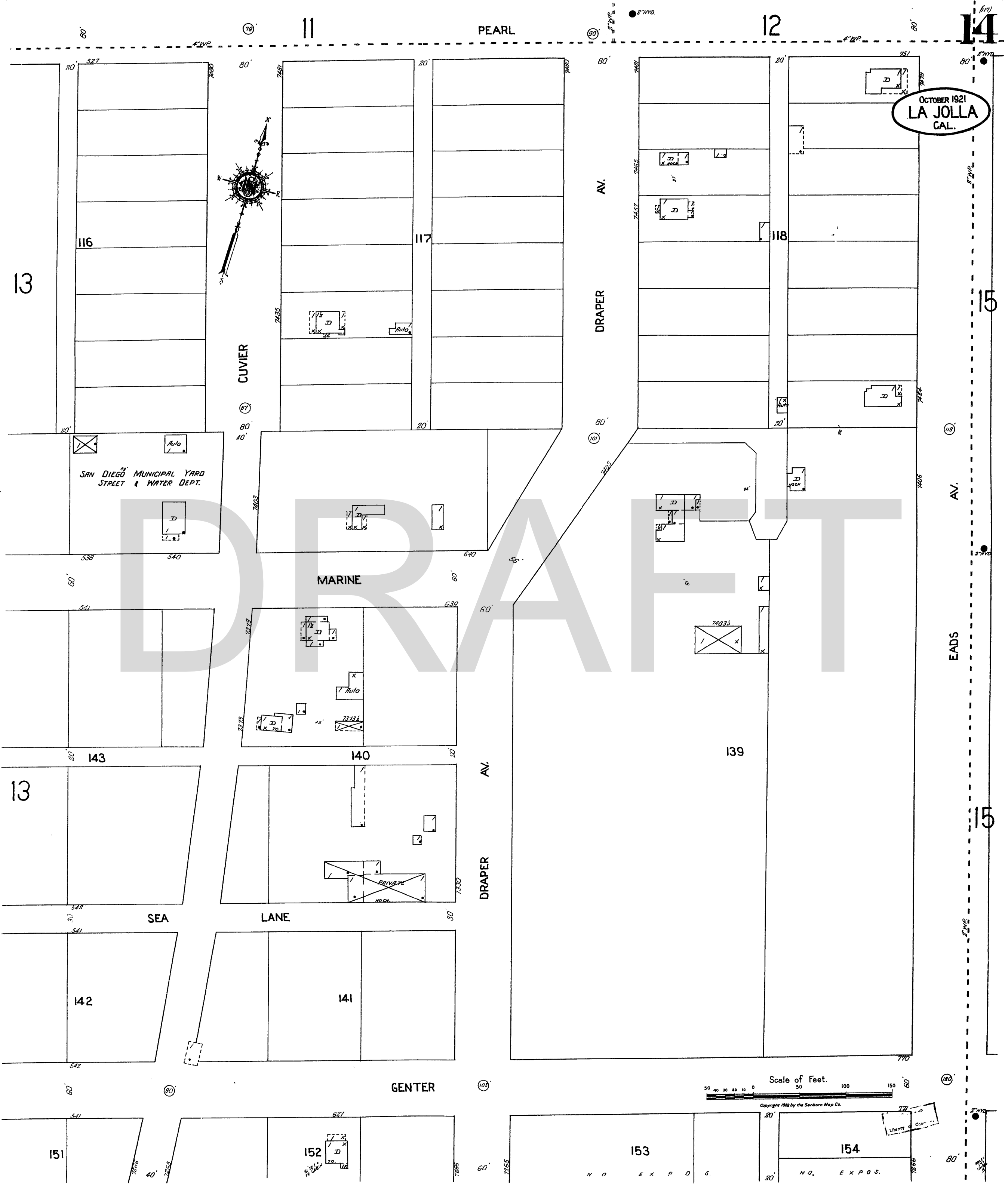
Copyright 1922 by the Sanborn Map Co.



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GENTER Scale of Feet.
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Copyright 1923 by the Sanborn Map Co.

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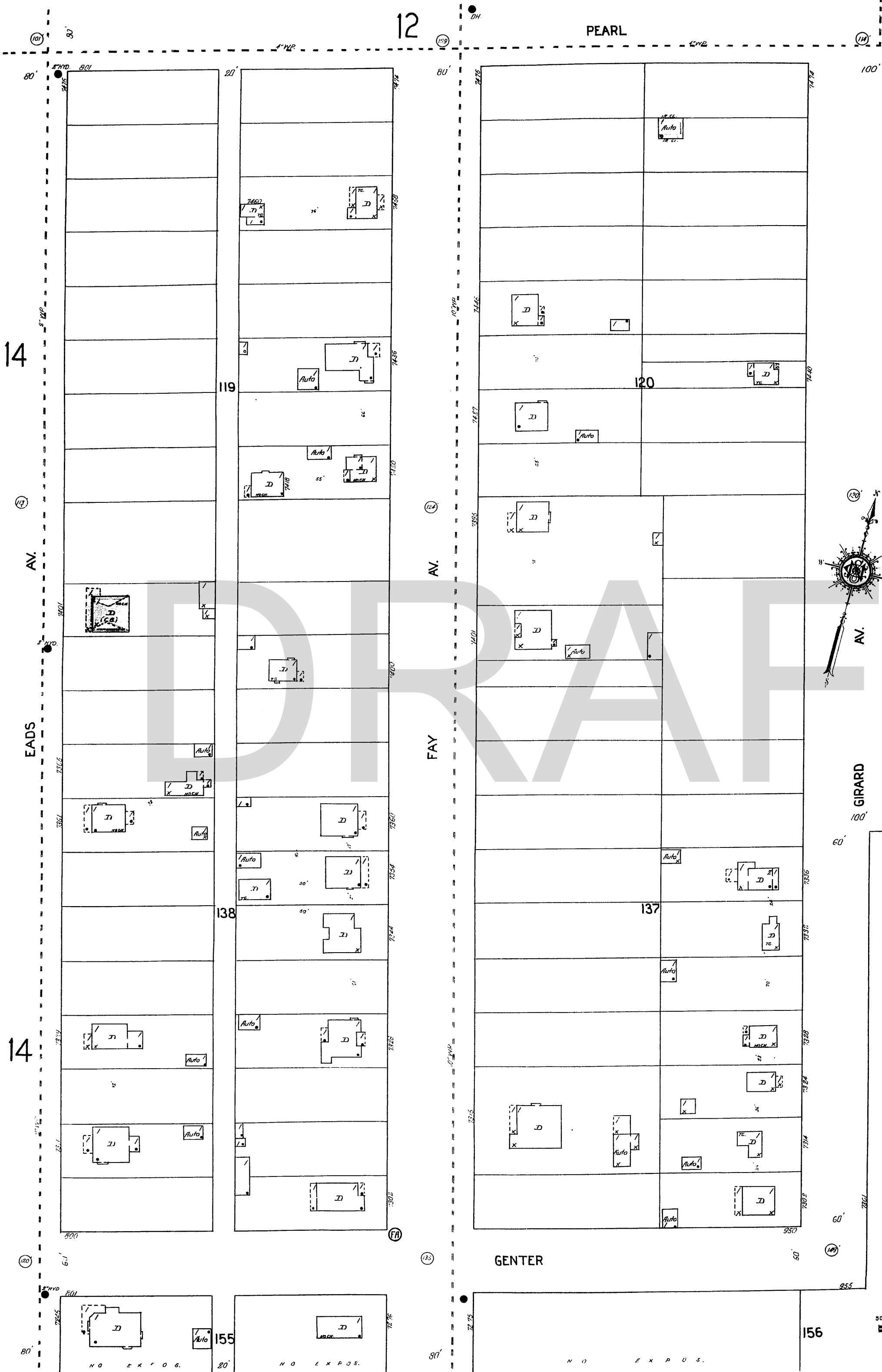
OCTOBER 1921
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Scale of Feet.

Copyright 1922 by the Sanborn Map Co.

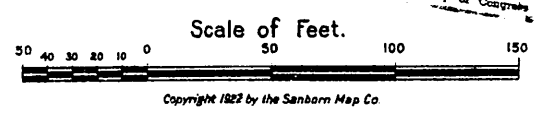
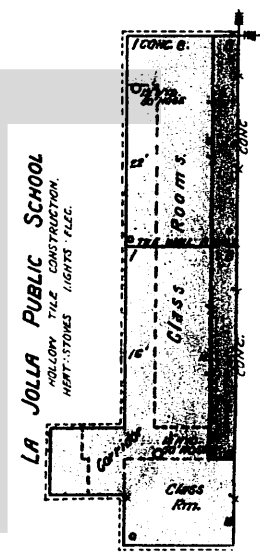
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N O E X P O S.



OCTOBER 1921
LA JOLLA
CAL.

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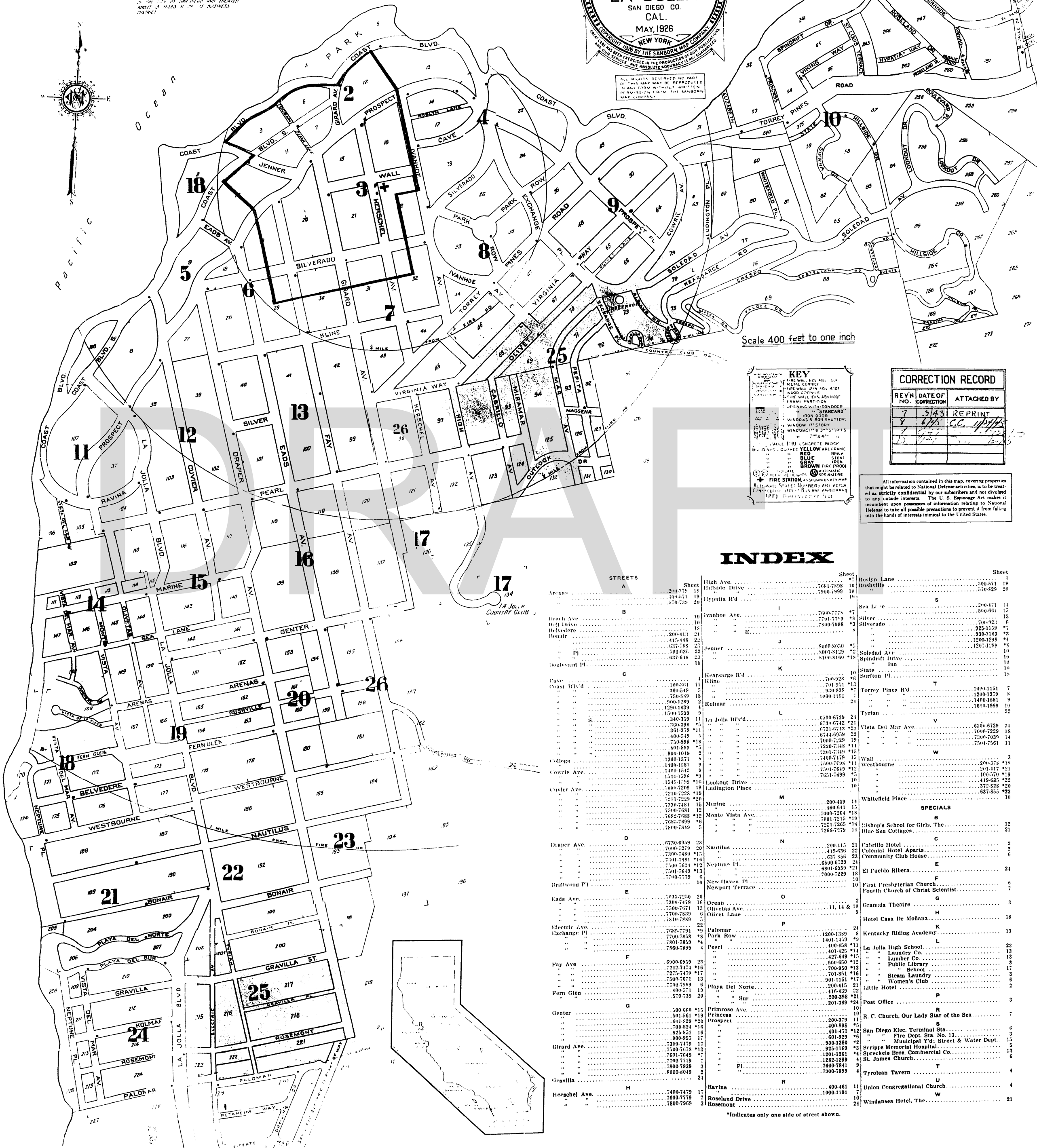
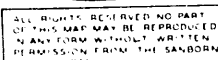


DRAFT

Appendix C-3:

**Sanborn Fire Insurance Map, La Jolla,
California, 1926-1949**

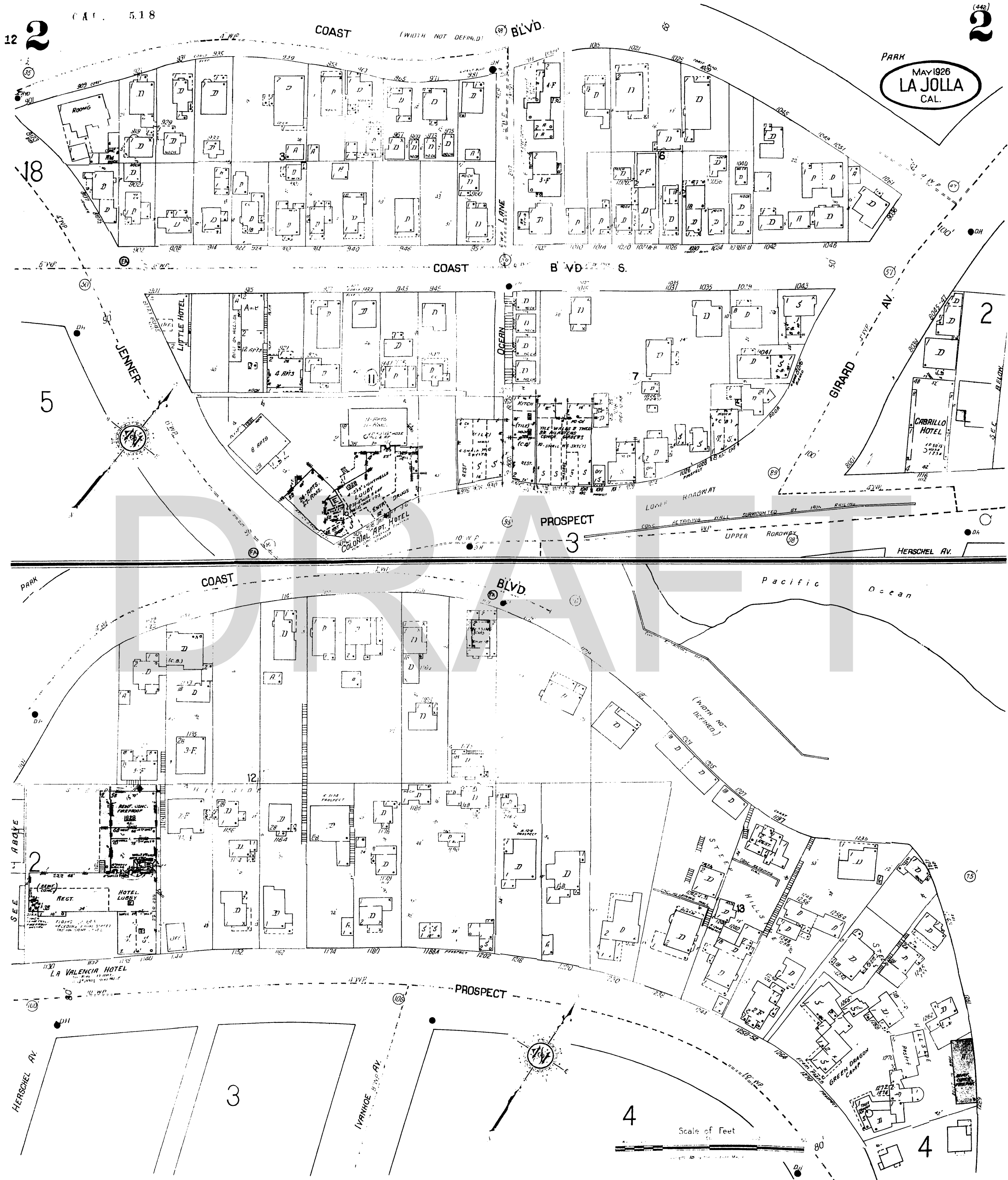
NOTE: WITHIN THE CORPORATE LIMITS
OF THE CITY OF SAN DIEGO AND LOCATED
ABOUT 5 MILES N. OF BUSINESS
DISTRICT



INDEX

STREETS			SHEET			SHEET		
A	Sheet	High Ave.	B	Sheet	Roslyn Lane	C	Sheet	Rushville
Apex	200-379 15	Hillside Drive	7681-7588 10	7681-7588 10	7681-7588 10	7681-7588 10	7681-7588 10	7681-7588 10
"	400-471 15	Hypatia R'd	7681-7588 10	7681-7588 10	7681-7588 10	7681-7588 10	7681-7588 10	7681-7588 10
"	570-439 20	"	7681-7588 10	7681-7588 10	7681-7588 10	7681-7588 10	7681-7588 10	7681-7588 10
B	"	Ivanhoe Ave.	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
Beach Ave.	7600-7778 *7	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
Bel Air	7600-7778 *7	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
Blyden	7600-7778 *7	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
Bonair	7600-7778 *7	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	415-448 22	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	637-768 22	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	500-635 22	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	637-648 22	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	7600-7778 *7	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
C	"	Kearns R'd	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
Cave	7600-7778 *7	Kline	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
Coast Blvd	7600-7778 *7	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	750-889 15	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	900-1289 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
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"	1500-1520 9	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
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"	7600-7839 3	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
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"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
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"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7	7600-7778 *7
"	8000-8040 2	"	7600					

*Indicates only one side of street shown.



3

CAL. 5.18
MAY 1926
LA JOLLA
CAL.

13

4

4

8

GIRARD AV.

PROSPECT

AV.

WALL

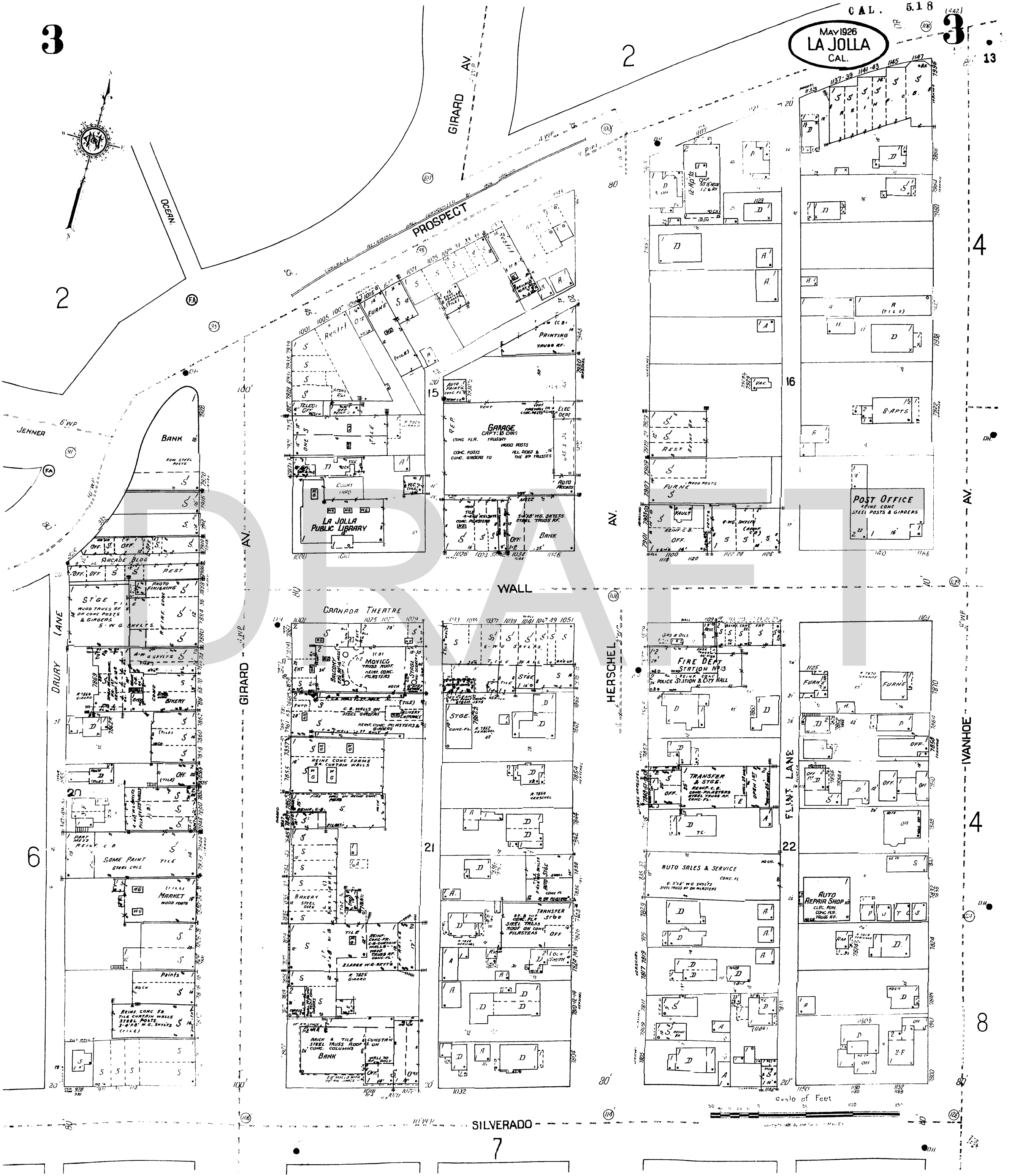
HERSCHEL

FLINT LANE

IVANHOE

SILVERADO

7



4

CAL. 5.1

14

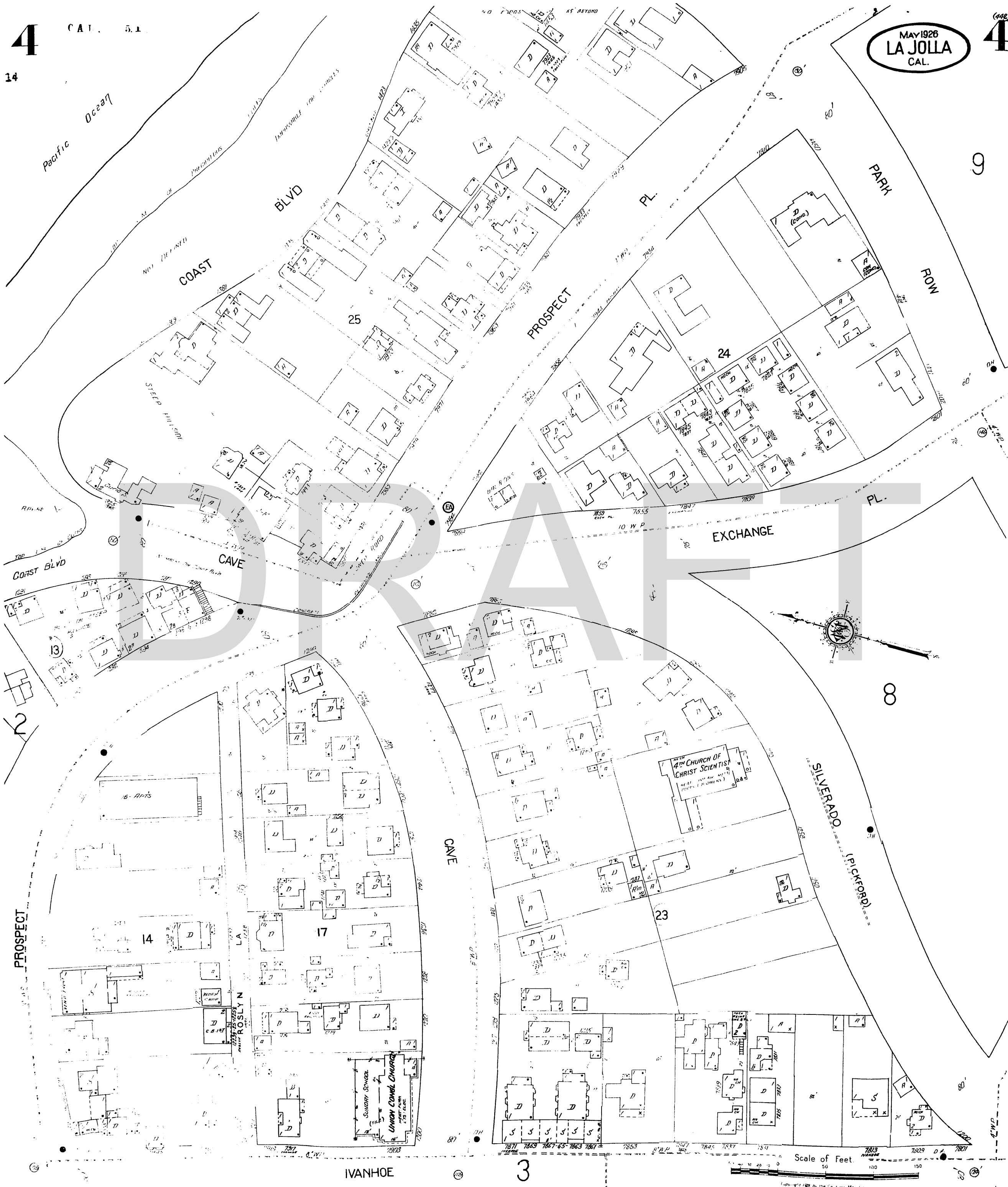
MAY 1926
LA JOLLA
CAL.

4

9

8

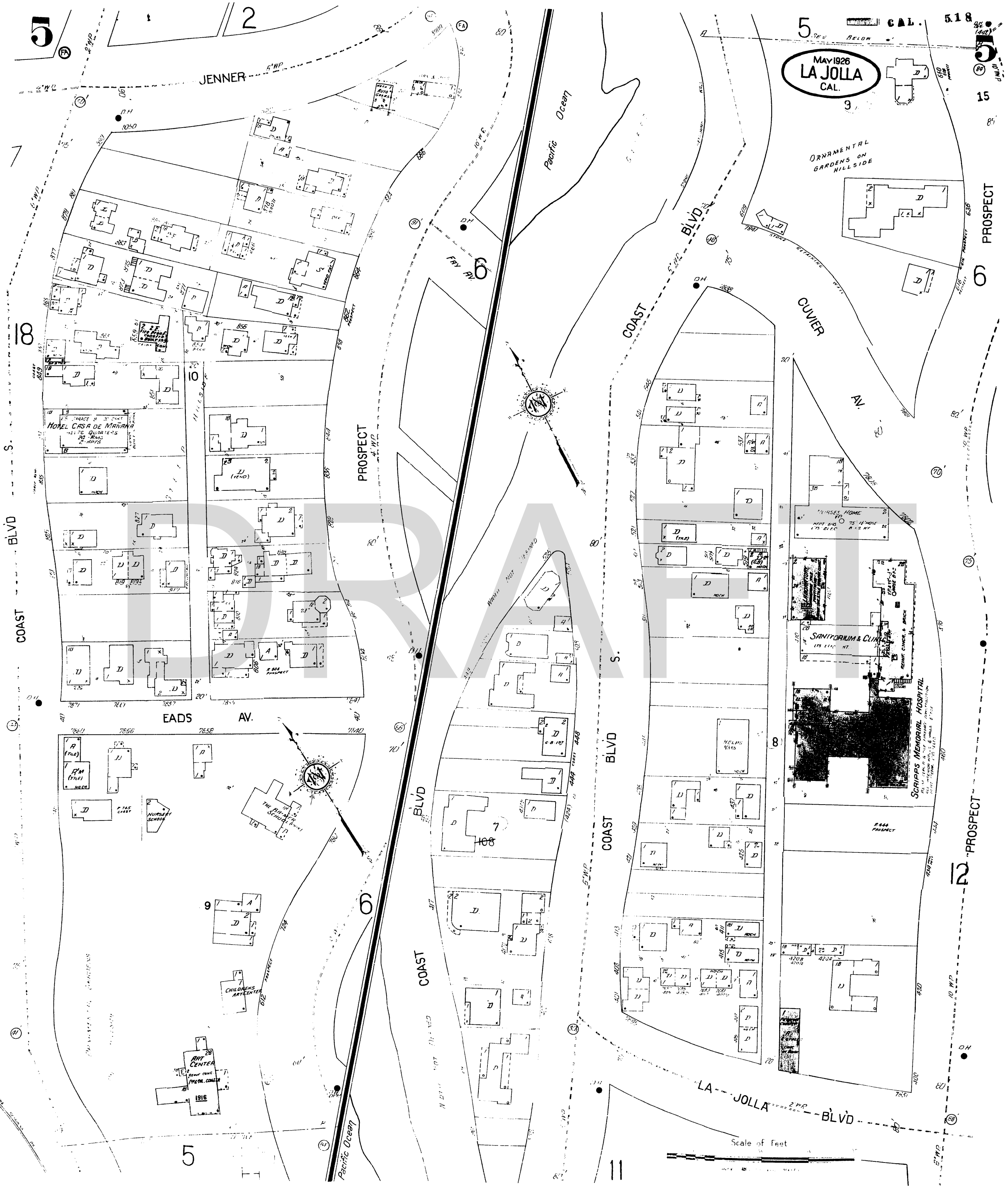
3



IVANHOE

Scale of Feet

Copyright 1926 by the City of La Jolla, Cal.



MAY 1926
LA JOLLA
CAL.

ORNAMENTAL
GARDENS ON
HILLSIDE

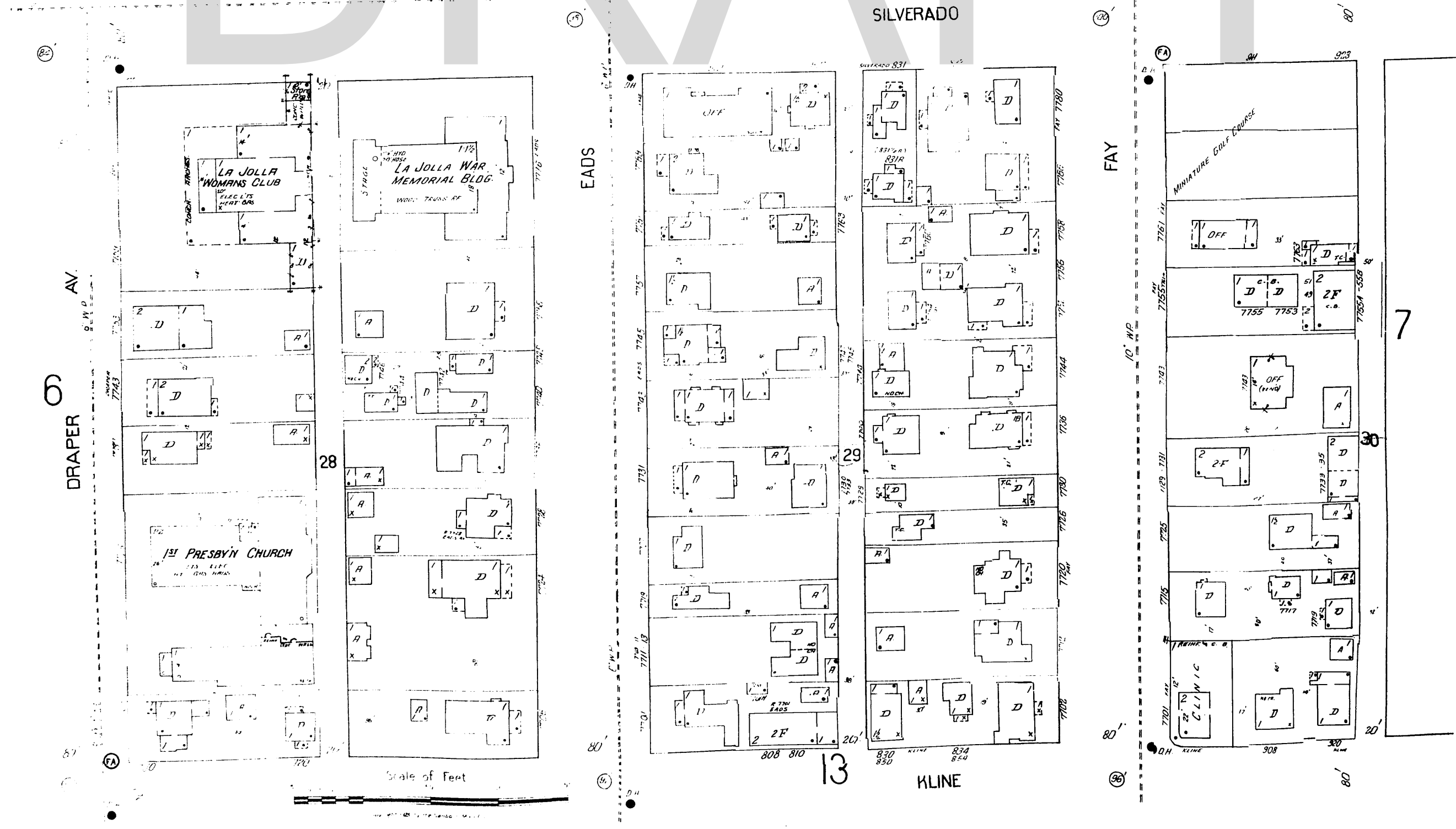
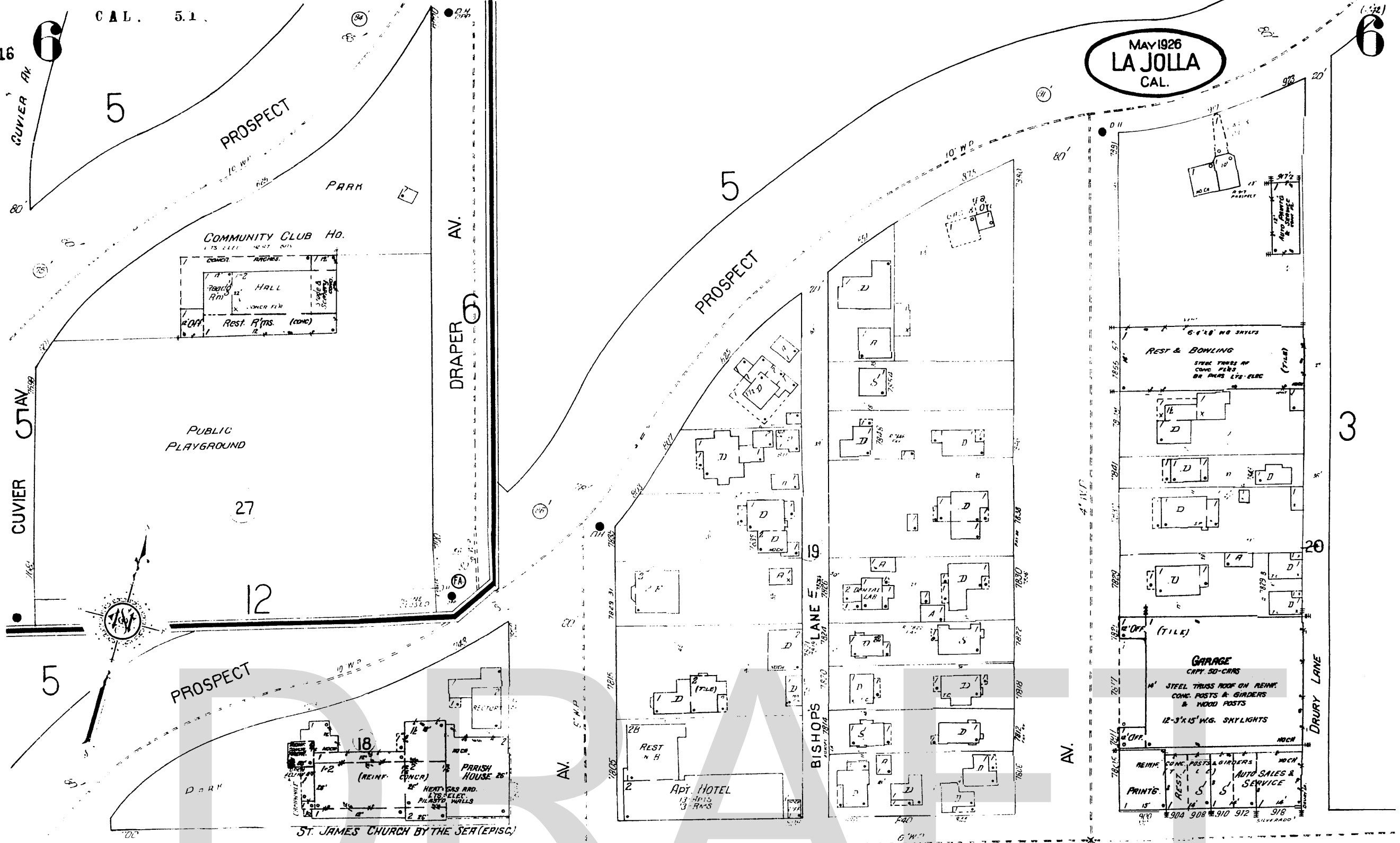
NURSES HOME
NIGHT 610
175' ELEC. 8' 12' HT.

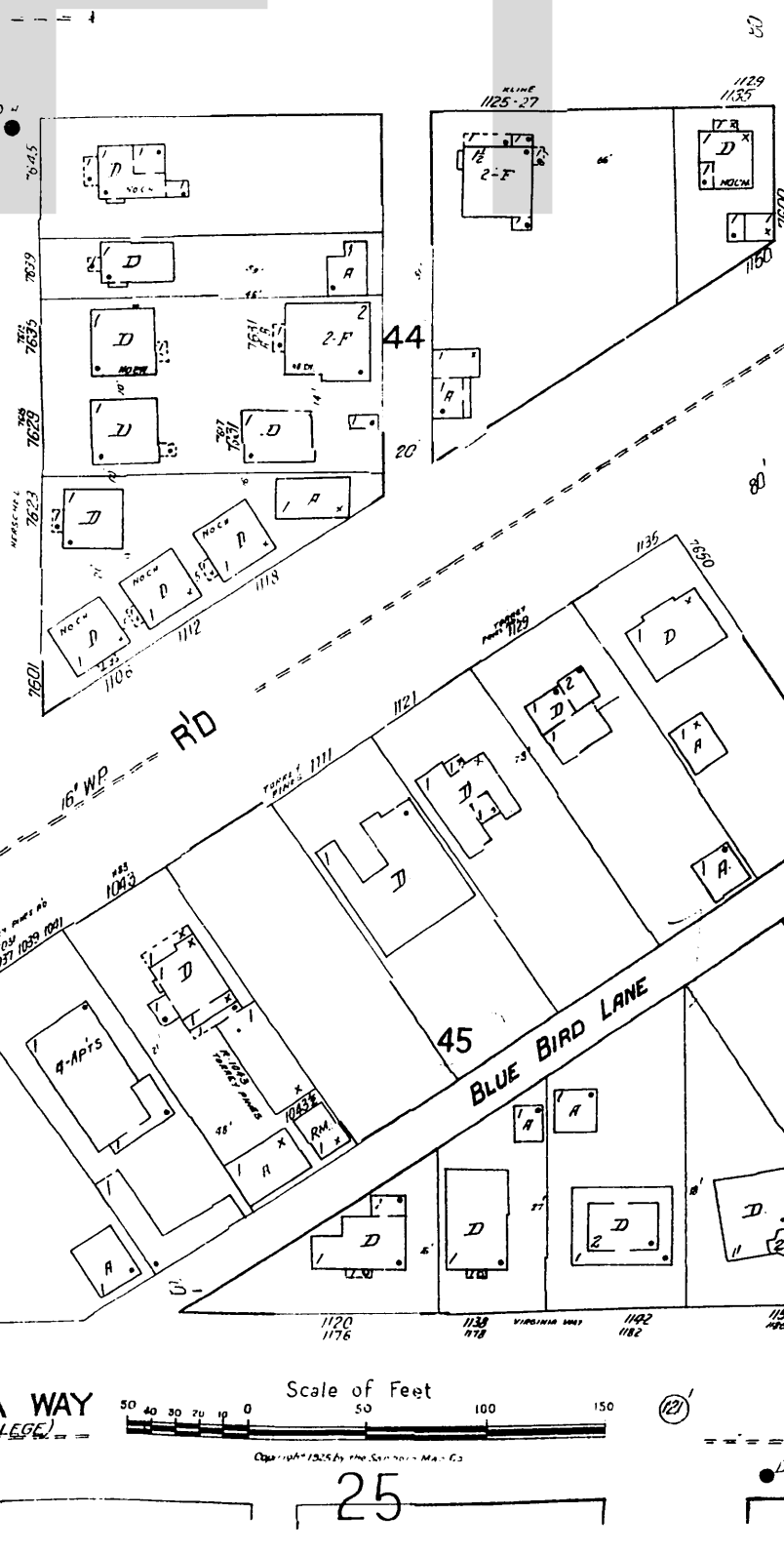
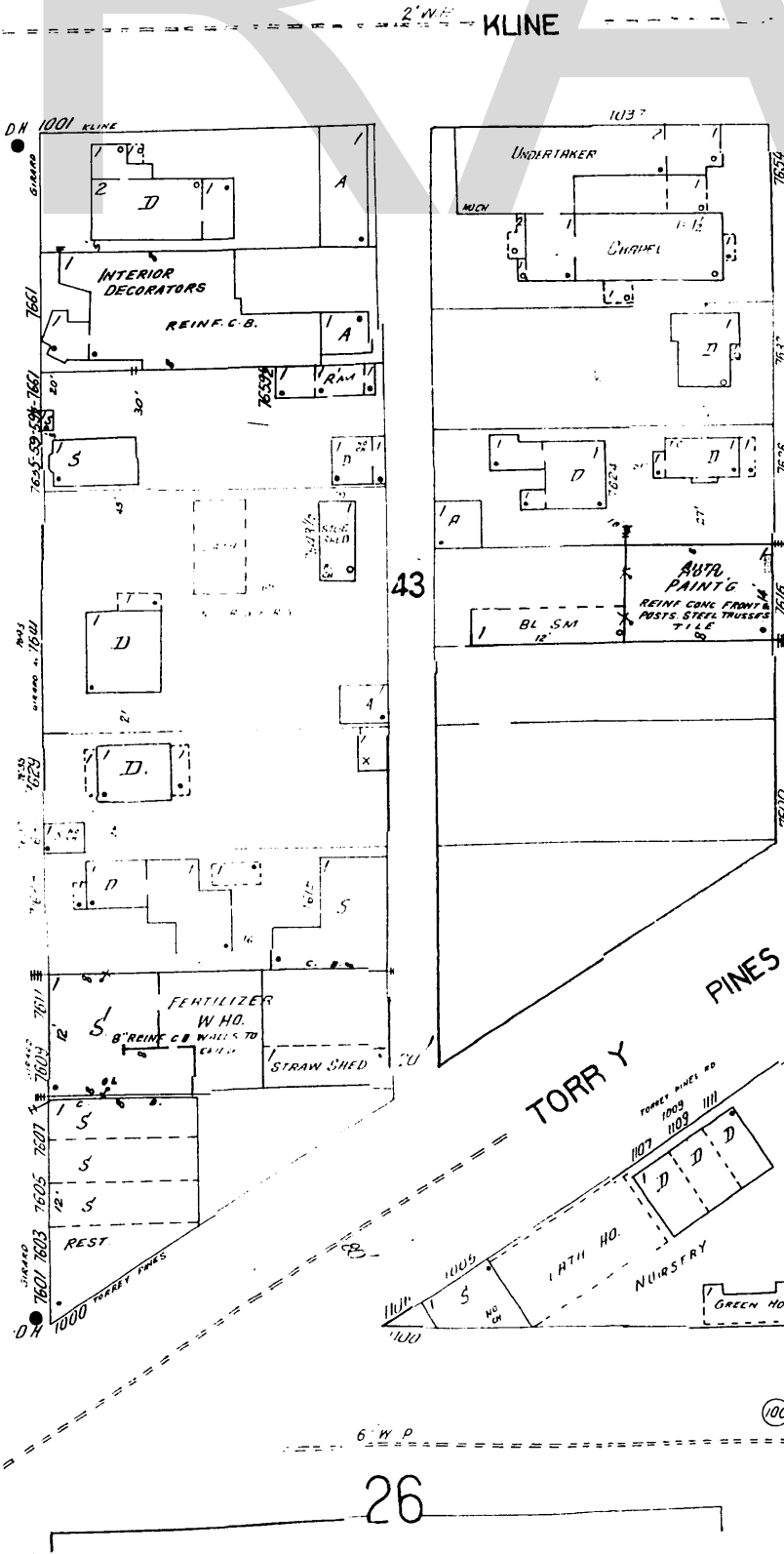
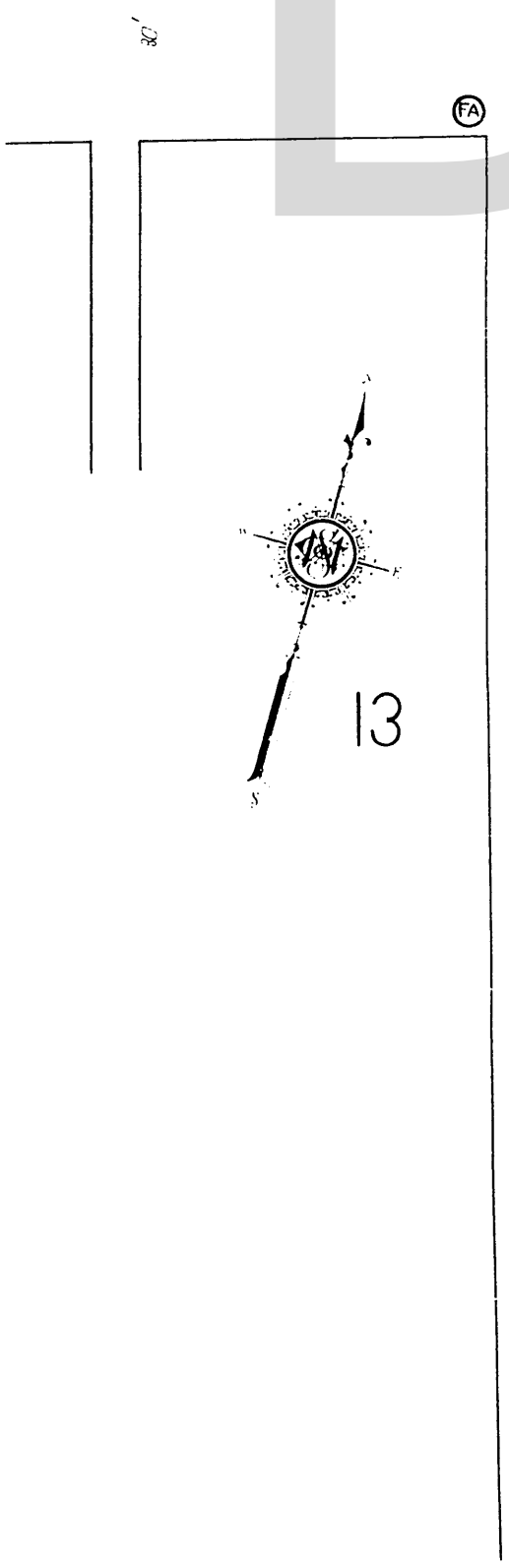
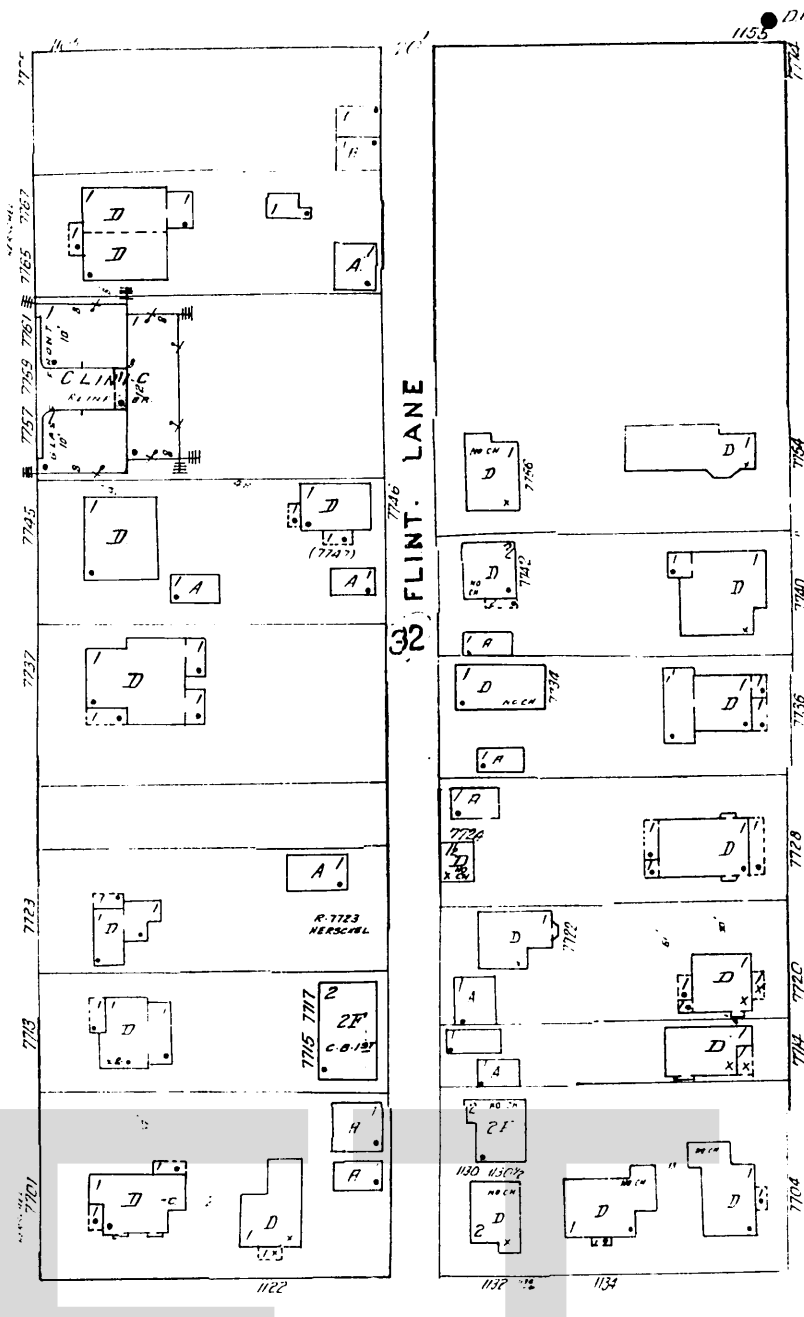
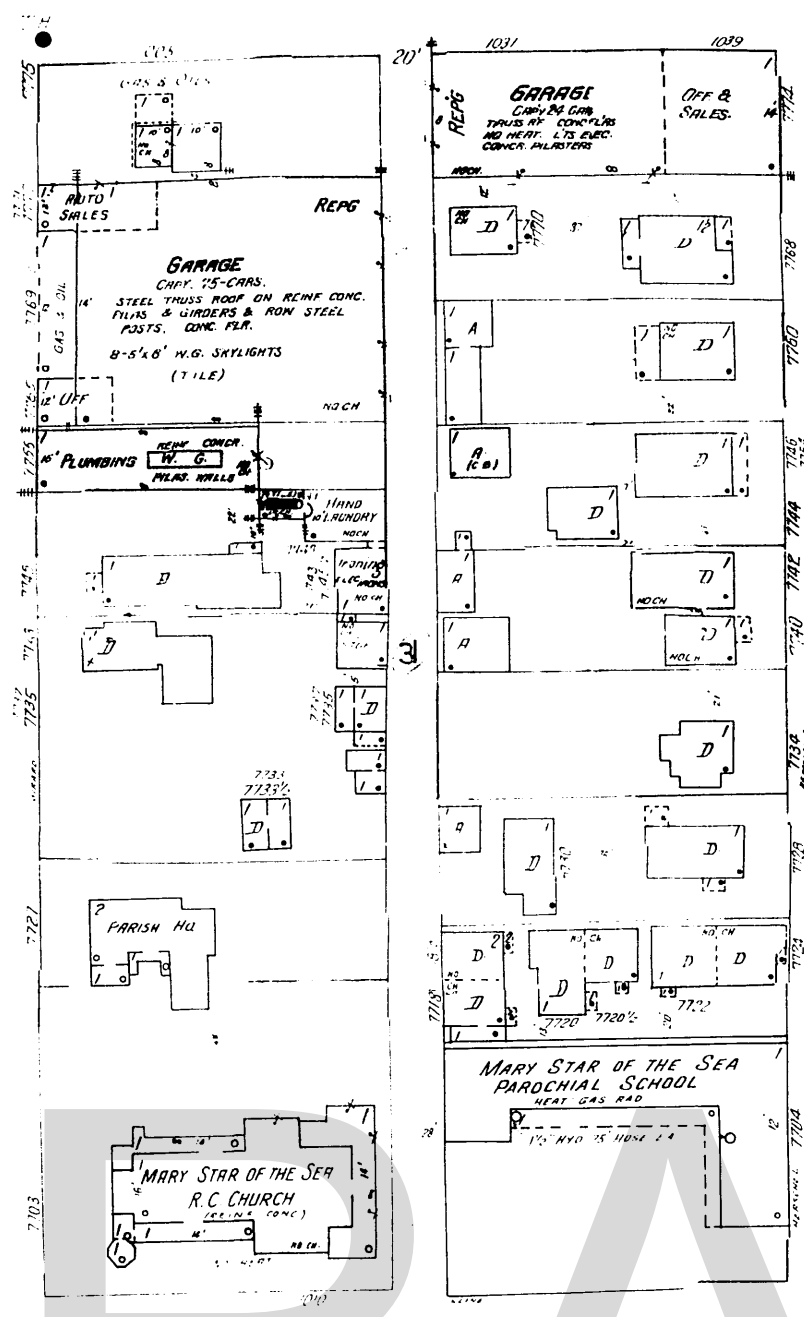
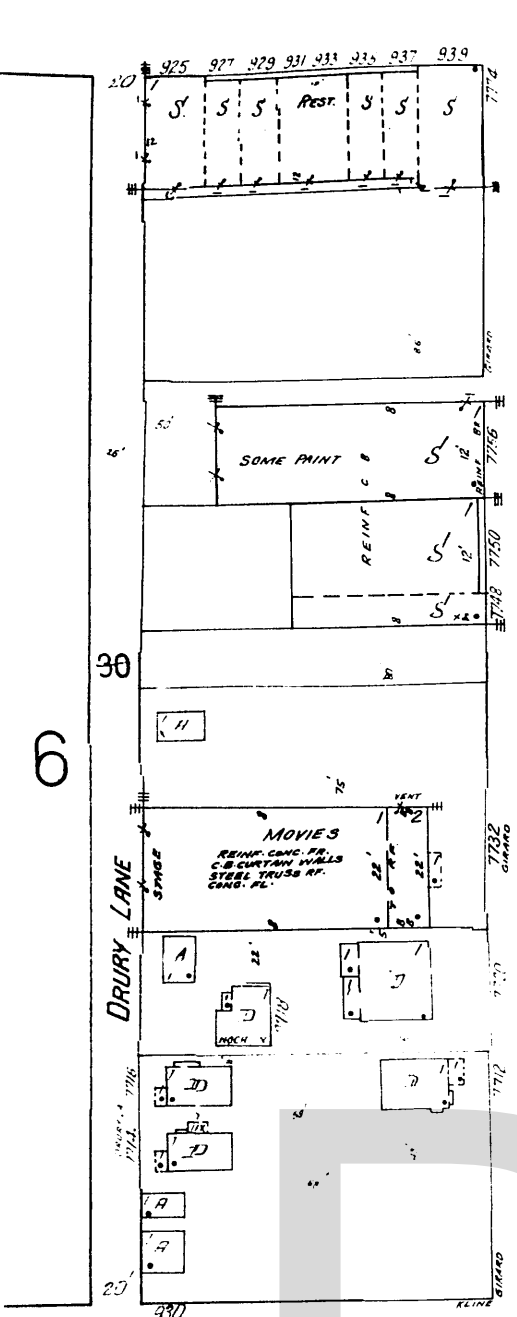
SANATORIUM & CLINIC
175' ELEC. HT.

SCRIPPS MEMORIAL HOSPITAL
175' ELEC. HT.

R 444
PROSPECT

Scale of Feet







SIVERADO (PICKFORD)

4

9

IVANHOE
AV.
76

PARK

ROW

PARK

ROW

A hand-drawn map of Torrey Pines Rd. The map shows a road layout with a dashed line indicating a proposed route. A solid line segment is labeled '1335' and another segment is labeled '1345'. The text 'TORREY' is written vertically on the left, and 'PINES (TORREY RD)' is written diagonally on the right. The number '1345' is also written near the bottom right of the map.

EXCHANGE $\frac{10 \cdot \text{M.P.}}{100} =$ PL.

9

IVANHOE "

AV. 11111

IVANHOE

1350
1348

VIRGINIA WAY
(COLLEGE)

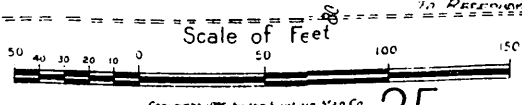
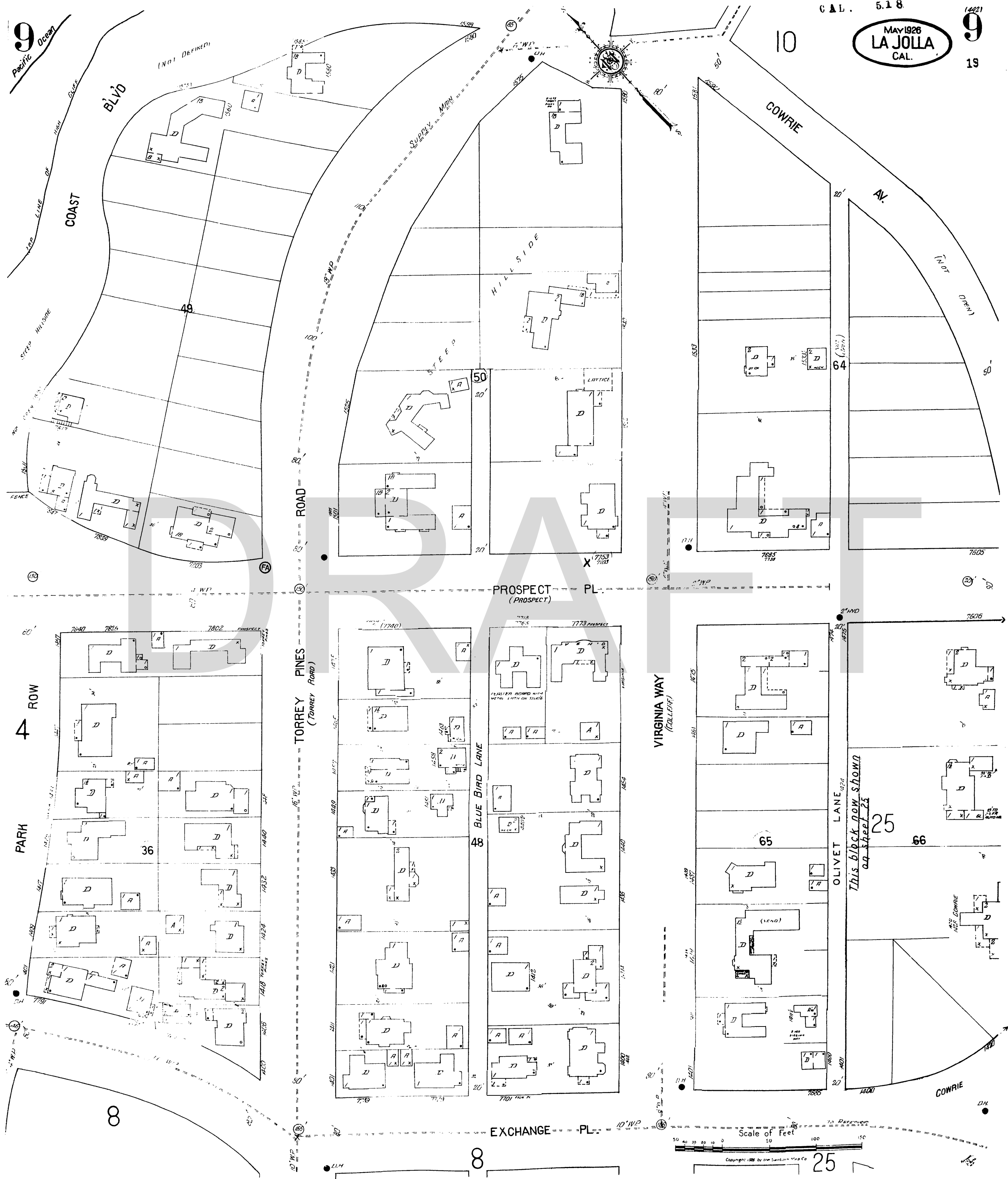
1345

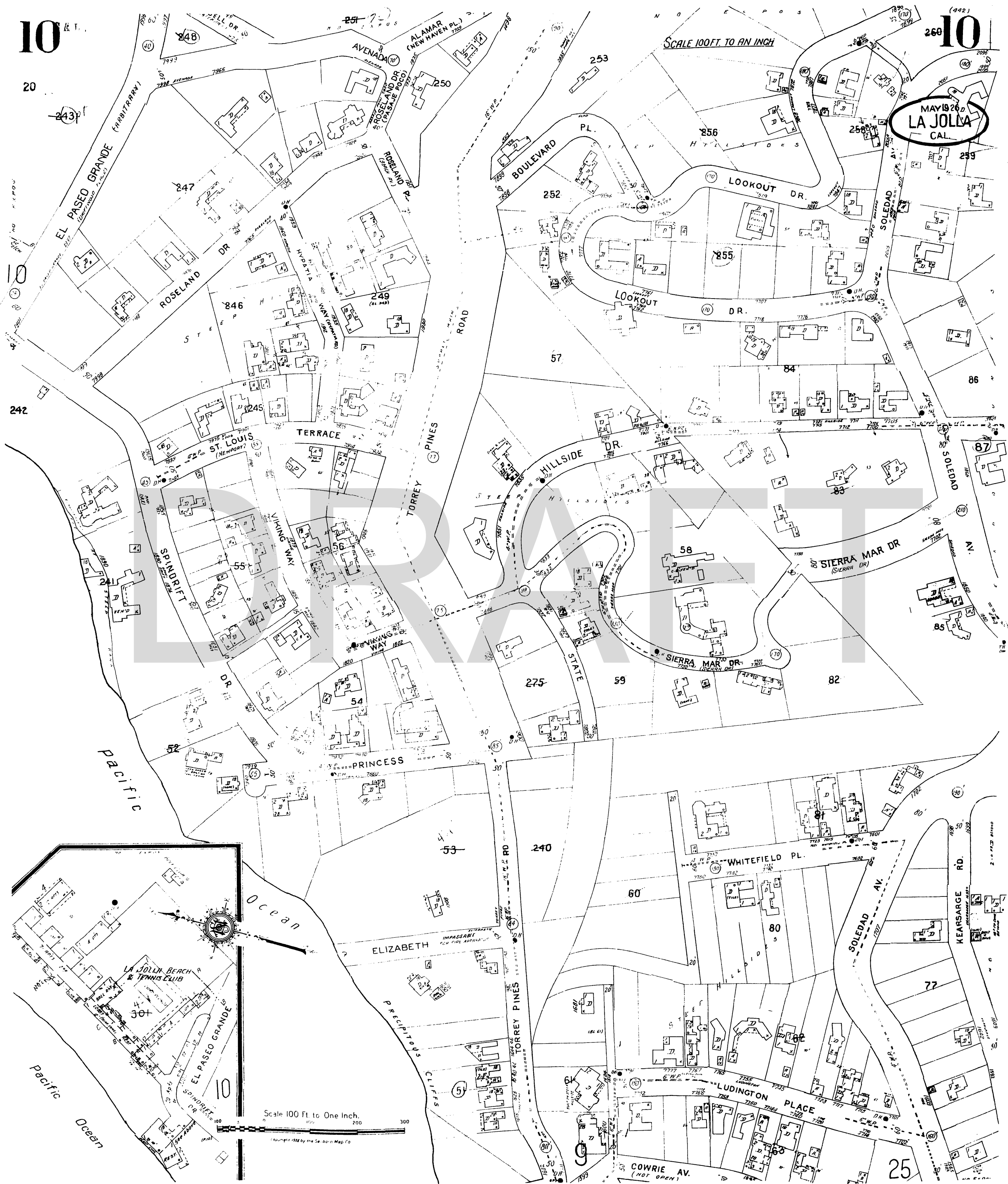
These buildings now
shown on sheet 25
46

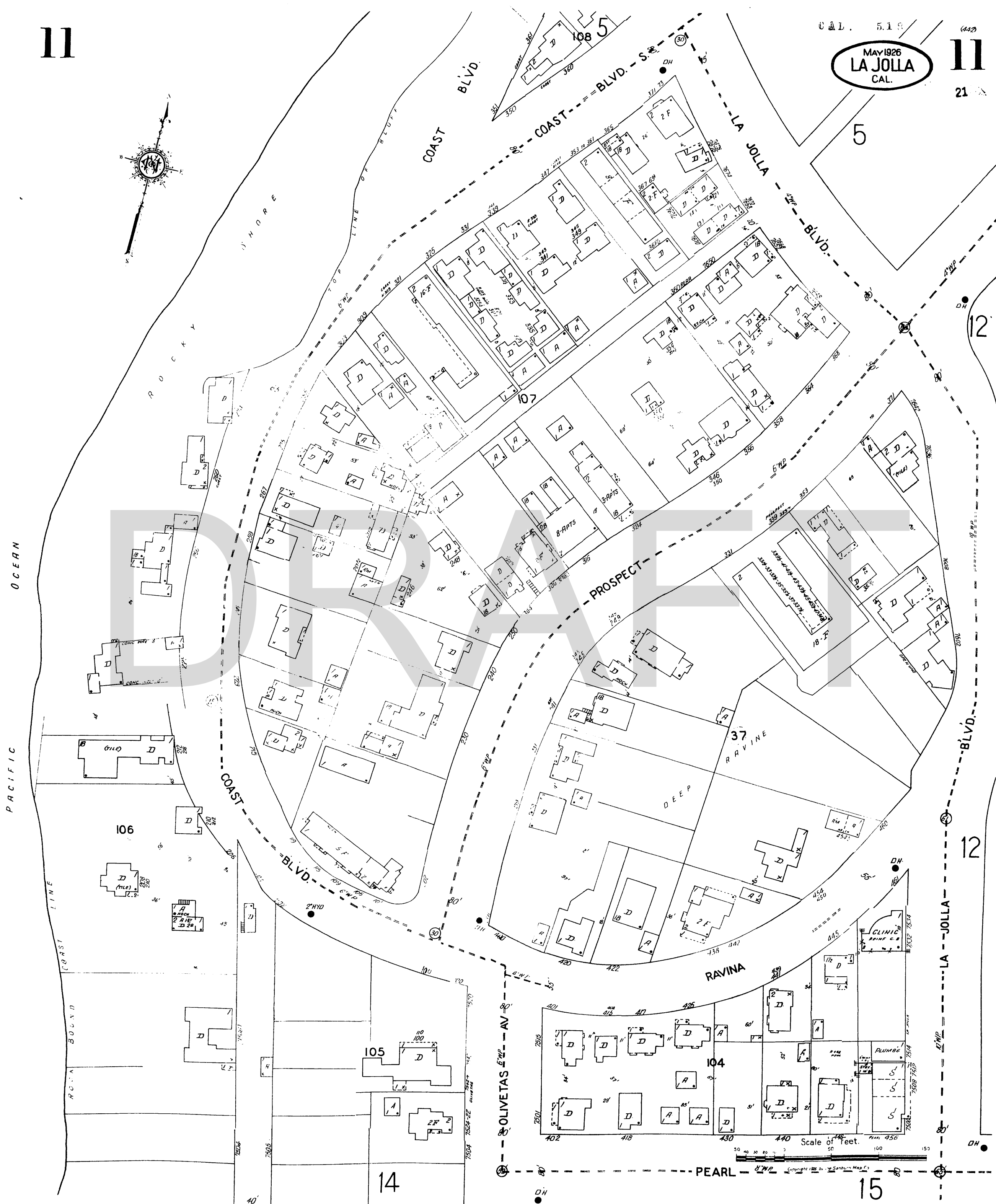
These buildings now
shown on sheet 25

Scale of Feet.

Copyright 1925 by the Sanborn Map Co.







12

22

5

PROSPECT

THE BISHOP'S SCHOOL
(EPISC) SCRIPPS FOUNDATION

SCHOOL
GROUNDS

11



RAVINA

LA JOLLA BLVD

11

Scale of Feet.

15

PEARL

6

PUBLIC PLAY GROUND

TENNIS COURTS

BISHOP'S SCHOOL
PLAY GROUND
TENNIS COURTS

BISHOP'S SCHOOL-GYMNASIUM,
SWIMMING POOL & AUDITORIUM

CUVIER

12

MAY 1926
LA JOLLA
CAL.

KLINE

13

SILVER

13

DRAPER

AV.

AV.

AV.

AV.

AV.

AV.

AV.

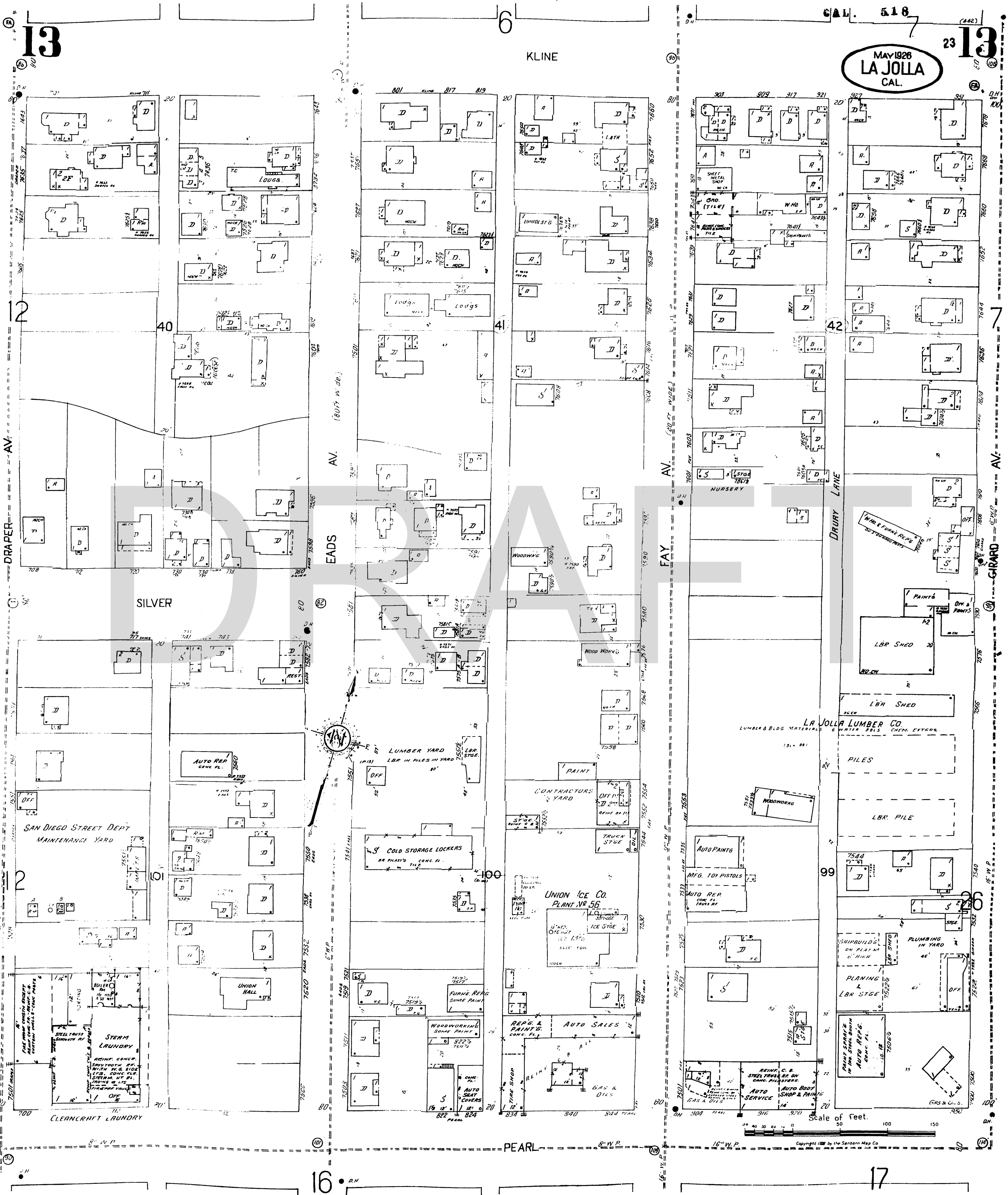
AV.

AV.

AV.

AV.

AV.



MAY 1926
LA JOLLA
CAL.

LA JOLLA LUMBER CO.
LUMBER & BLDG MATERIALS
6 WATER BOLS CHEN. EXTER.

LA JOLLA LUMBER CO.

LA JOLLA LUMBER CO.

LA JOLLA LUMBER CO.

LA JOLLA LUMBER CO.

LA JOLLA LUMBER CO.

LA JOLLA LUMBER CO.

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LA JOLLA LUMBER CO.

LA JOLLA LUMBER CO.

LA JOLLA LUMBER CO.

14

CAL. 5.18

24

106
VISTA DEL MAR
AV.
(NOT DEFINED)
2000
2002

105

PEARL

14

MAY 1928
LA JOLLA
CAL.

15

Pacific Ocean



109

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WIDE

WIDE

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VISTA DEL MAR

MONTE VISTA

SEA LANE

OLIVETAS

LA JOLLA

Scale of Feet.

Copyright 1928 by the Sanborn Map Co.

18

19

15

15

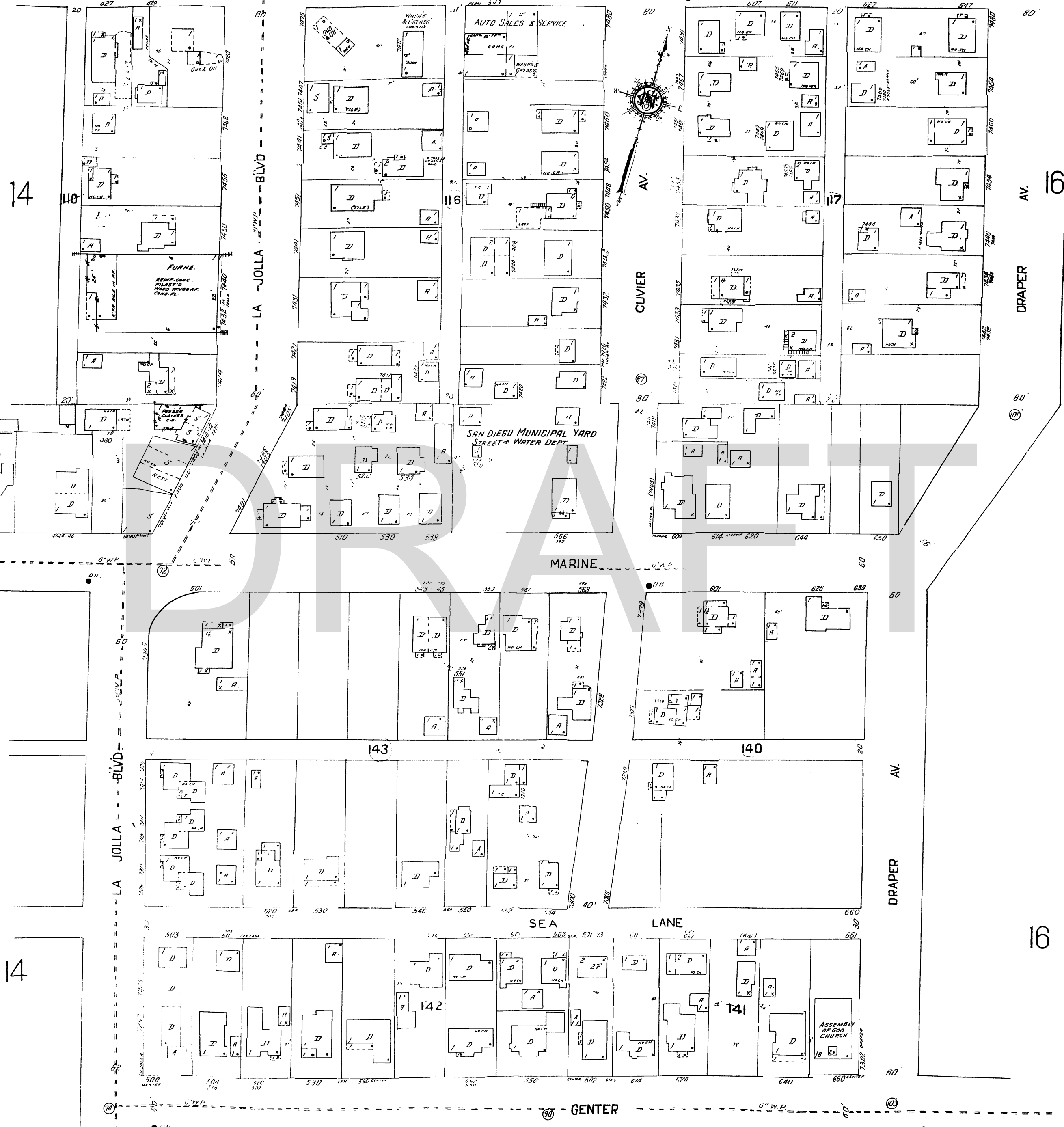
11

12

15

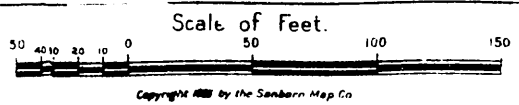
MAY 1926
LA JOLLA
CAL.

25



19

20



16

13

16

26

15

17

17

PEARL

MAY 1926
LA JOLLA
CAL.

DRAPER AV.

EADS AV.

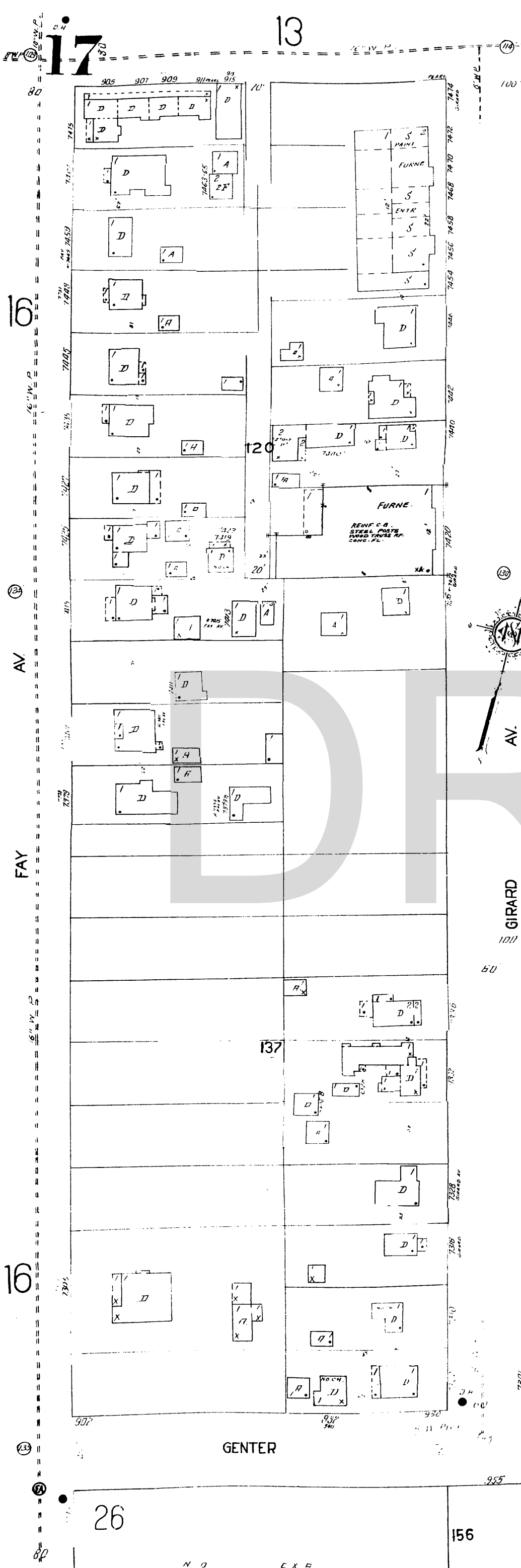
FAY AV.

GENTER

20

Scale of Feet.

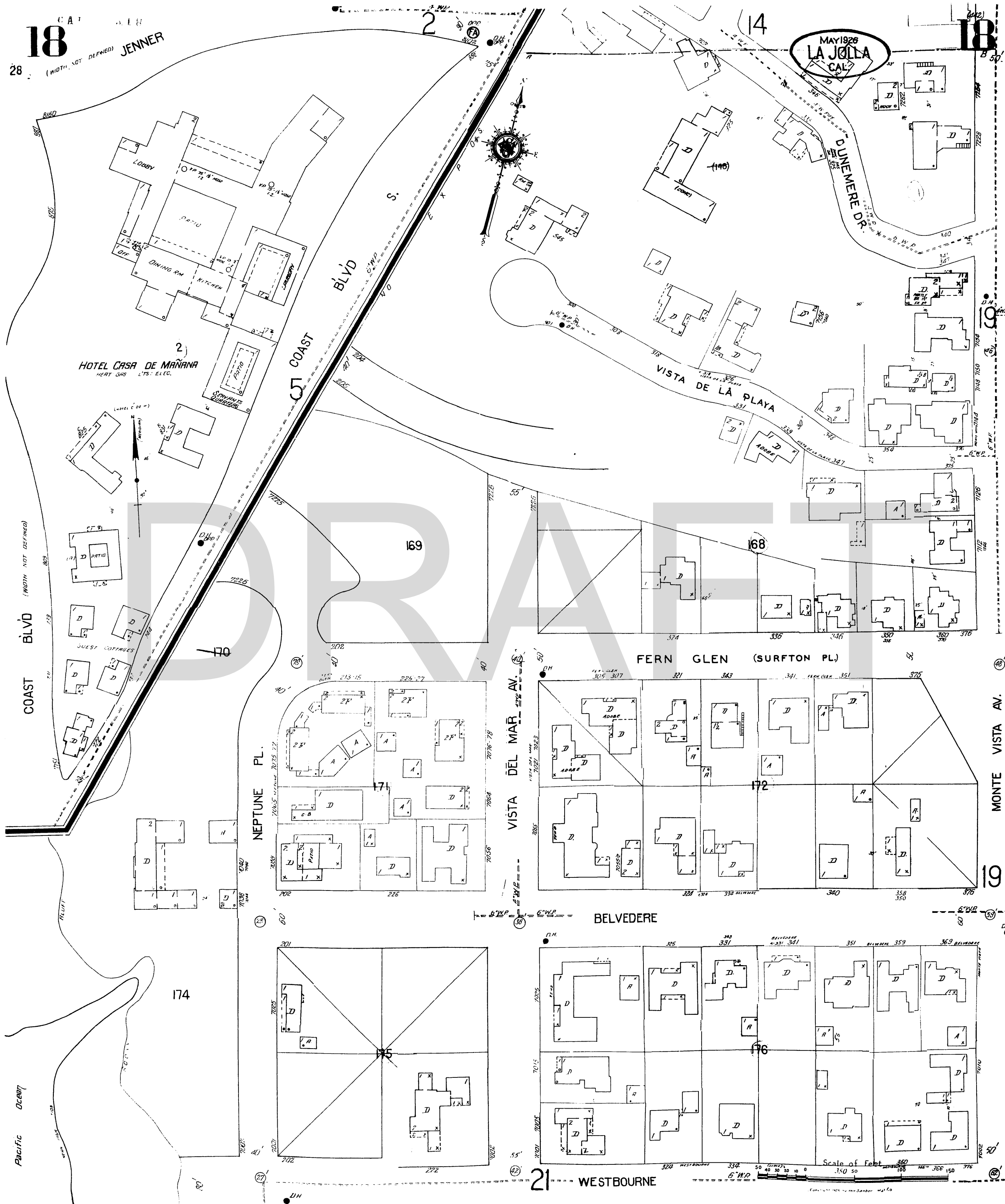
These buildings now
shown on sheet 26
NO EXPOS



18

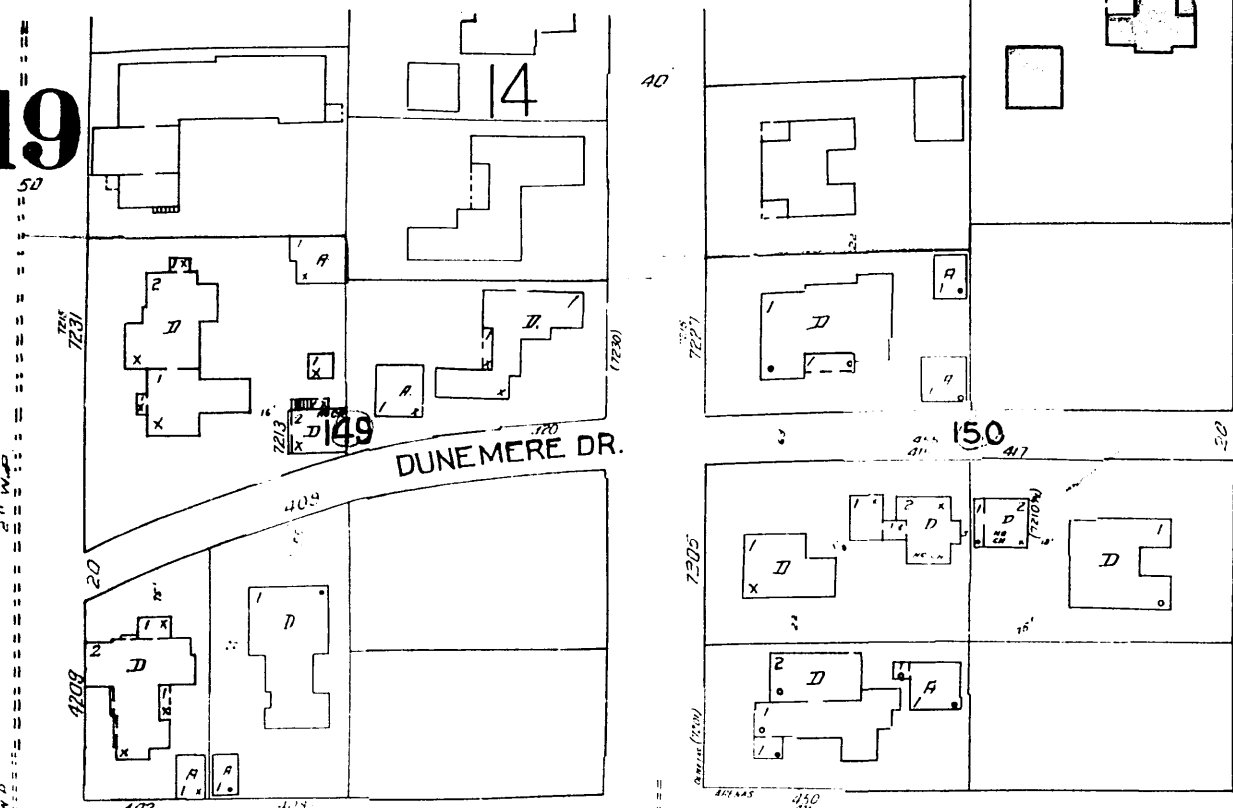
28

JENNER
(WIDTH NOT DEFINED)



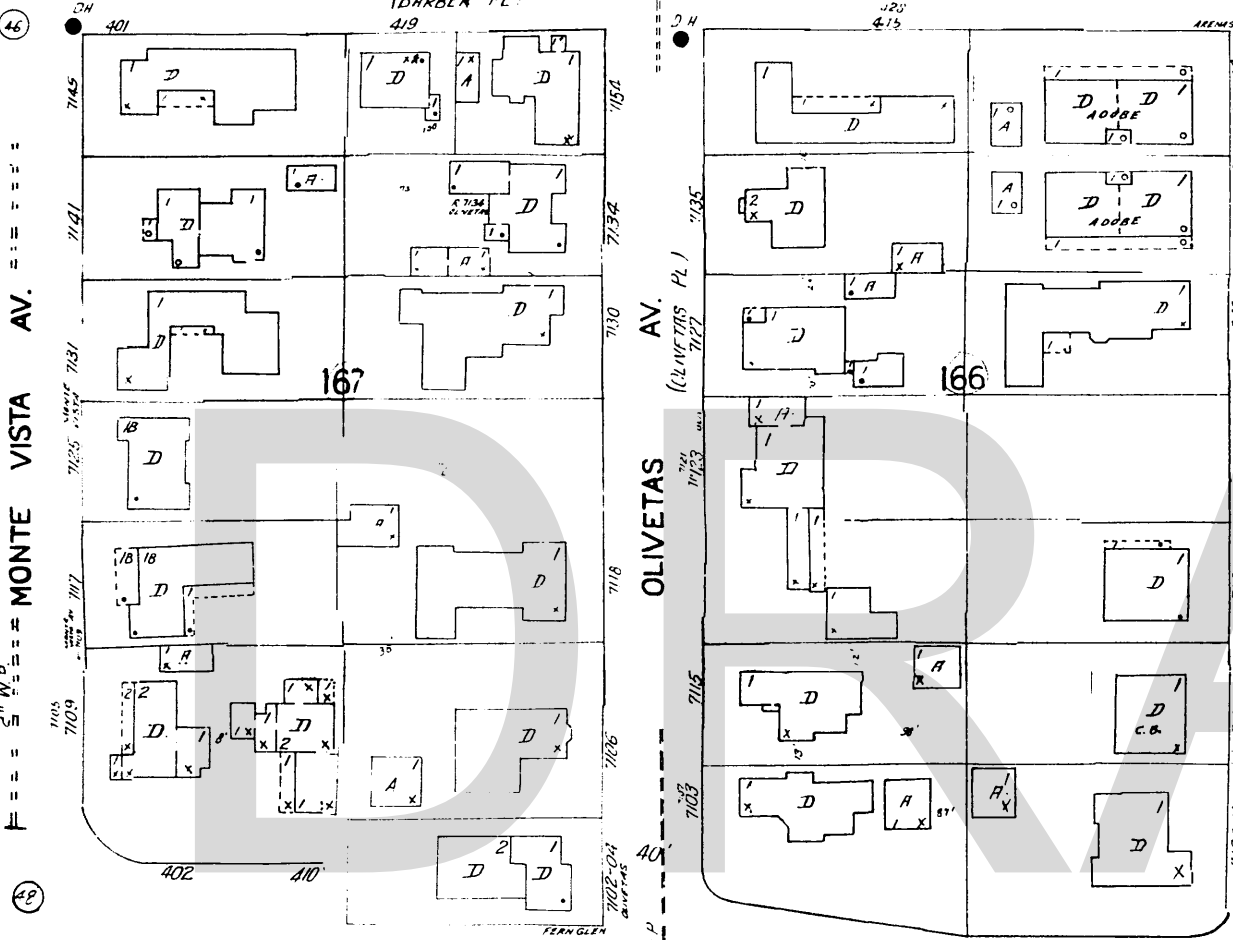
19

18

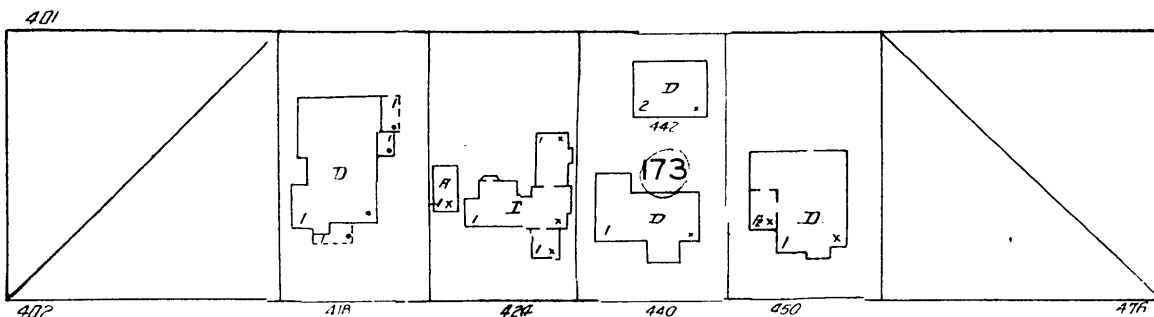


ARENAS

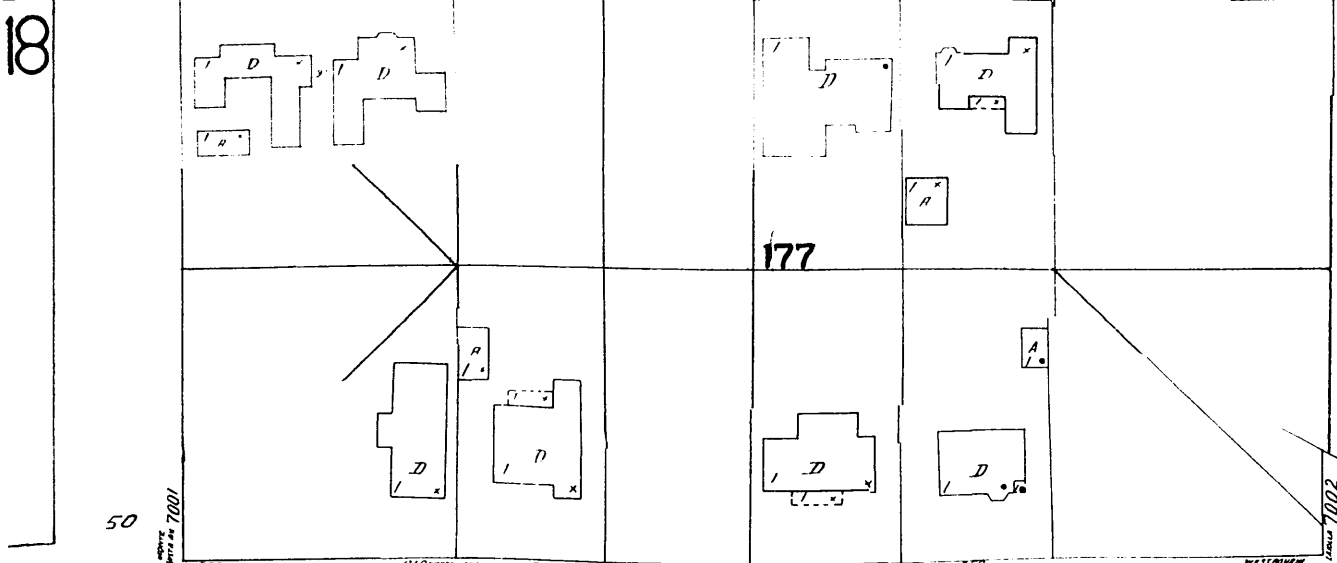
(BARBER PL.)



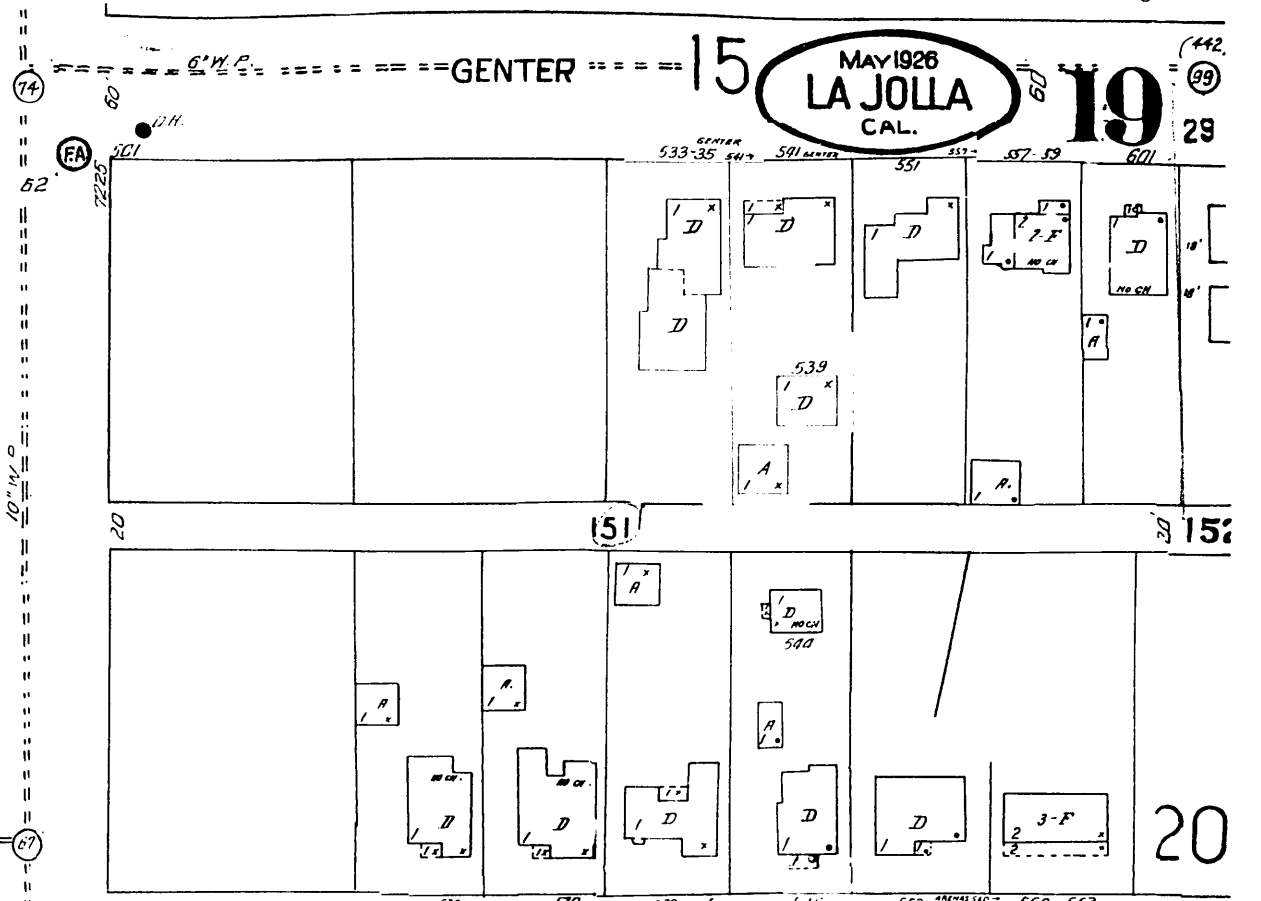
FERN GLEN
(SURFTON PL.)



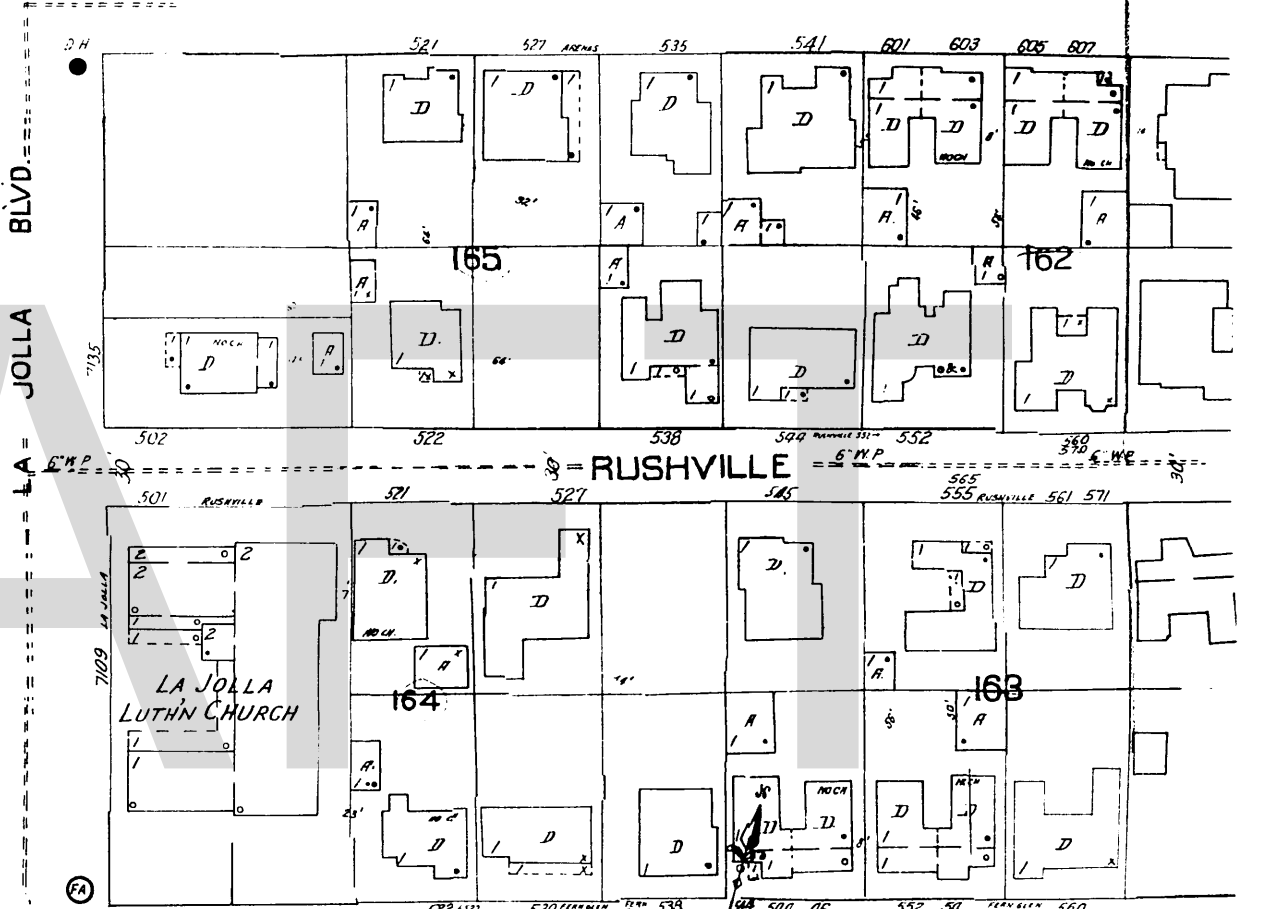
BELVEDERE



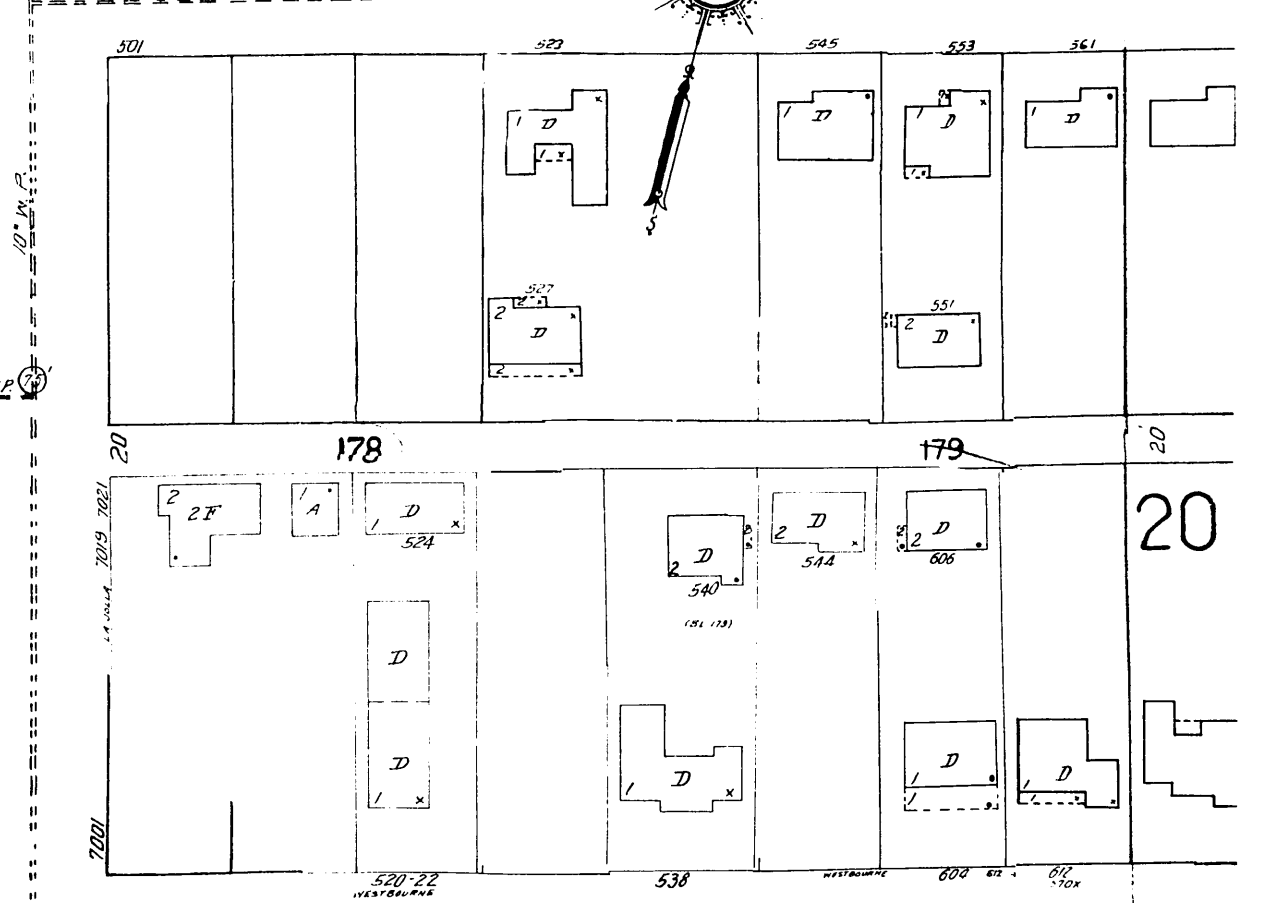
WESTBOURNE



ARENAS

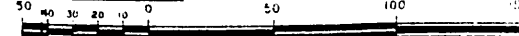


FERN GLEN

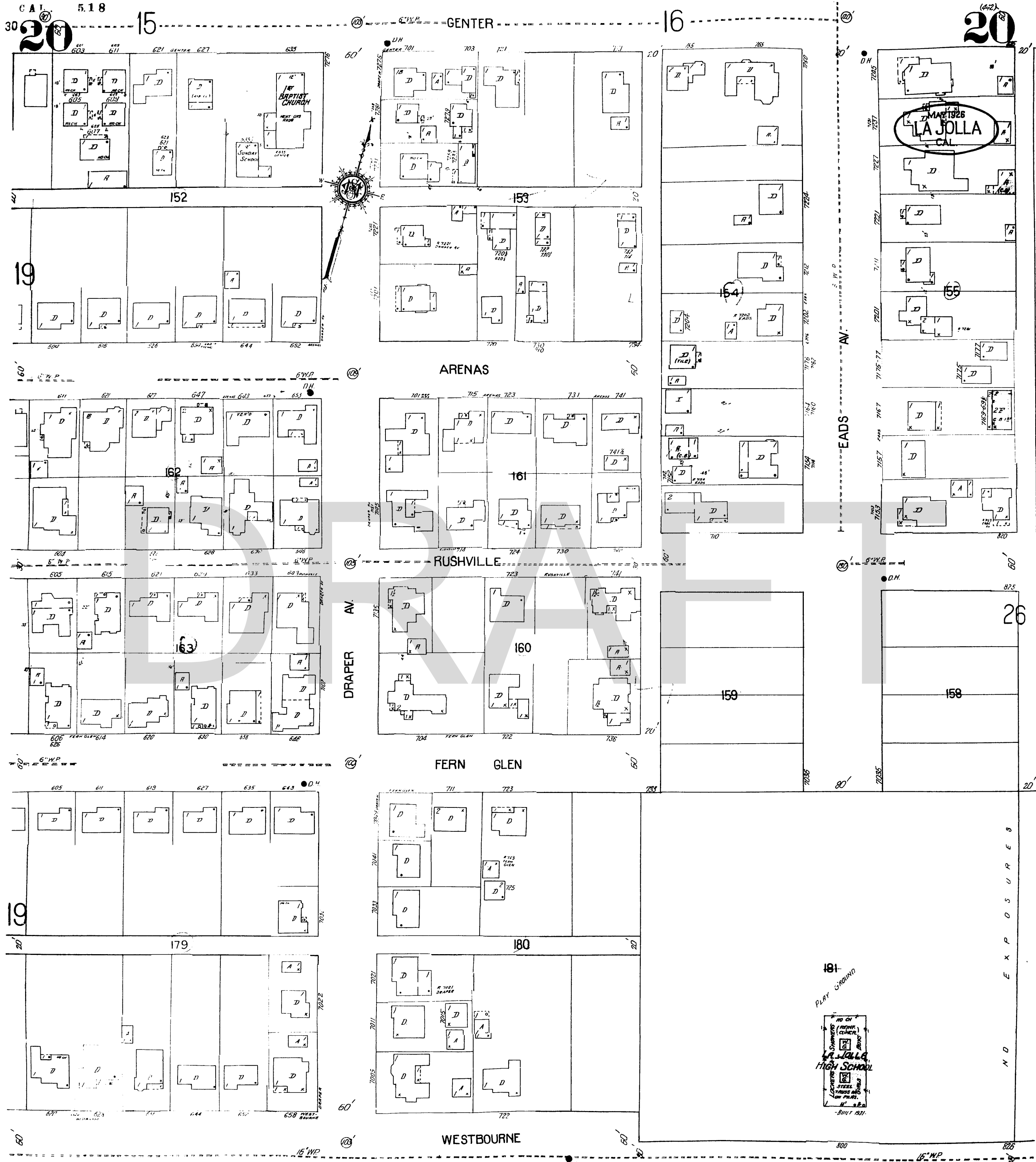


WESTBOURNE

Scale of Feet.



22



21

18

WESTBOURNE

19

21

31

MAY 1928
LA JOLLA
CAL.

NEPTUNE PL. (WIDTH NOT DEFINED)

NAUTILUS

BONAIR

BLUE SEA COTTAGE

PLAYA DEL NORTE

PLAYA DEL SUR

VISTA DEL MAR

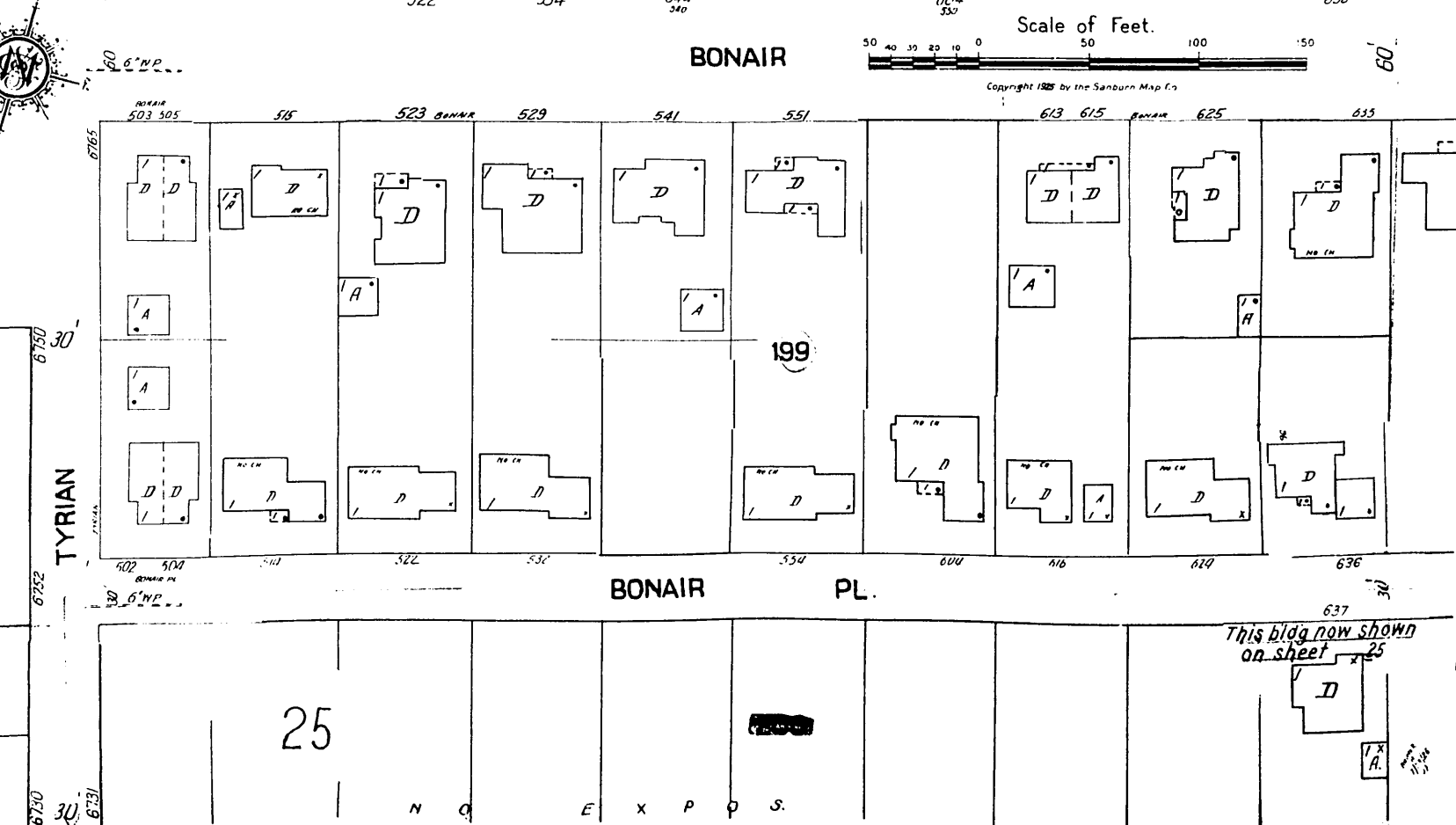
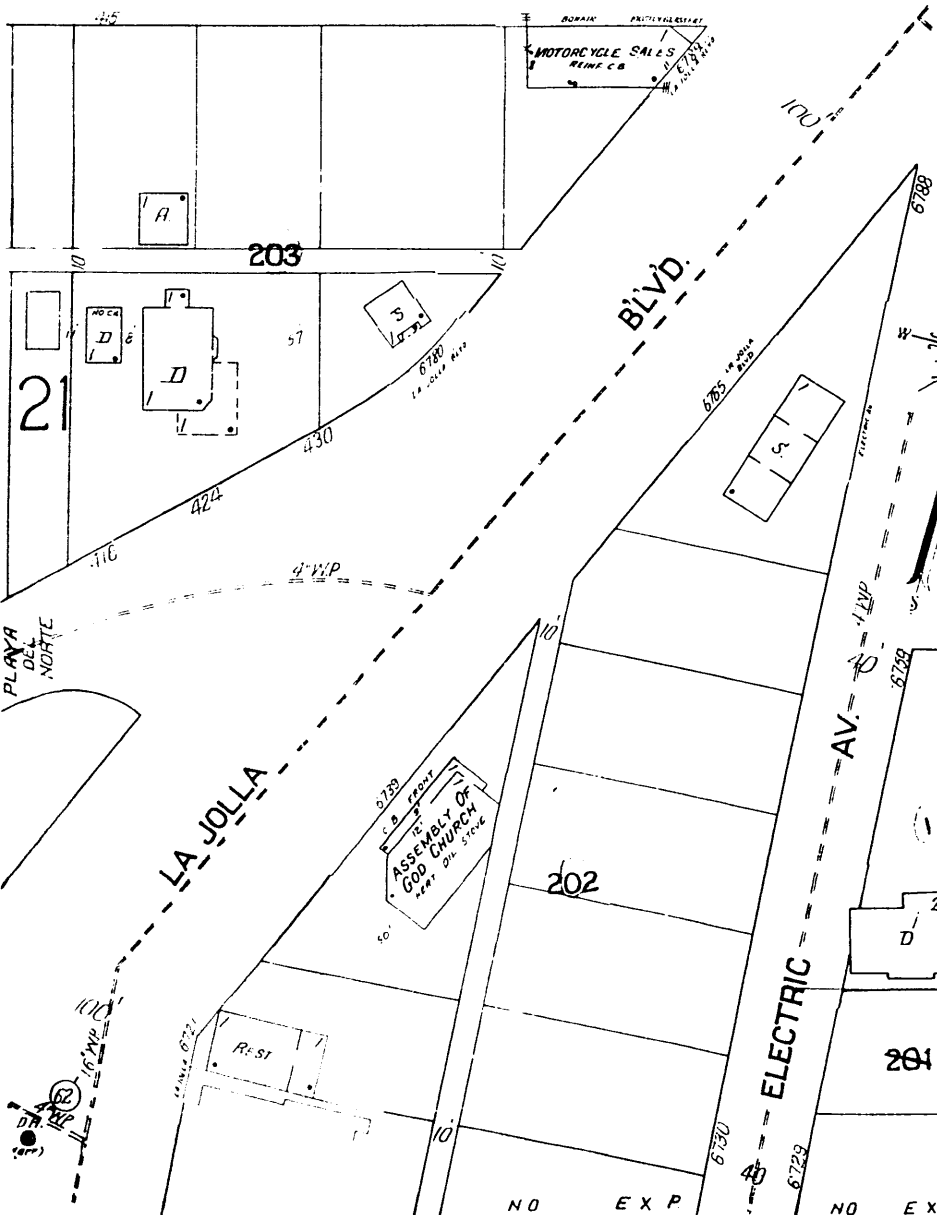
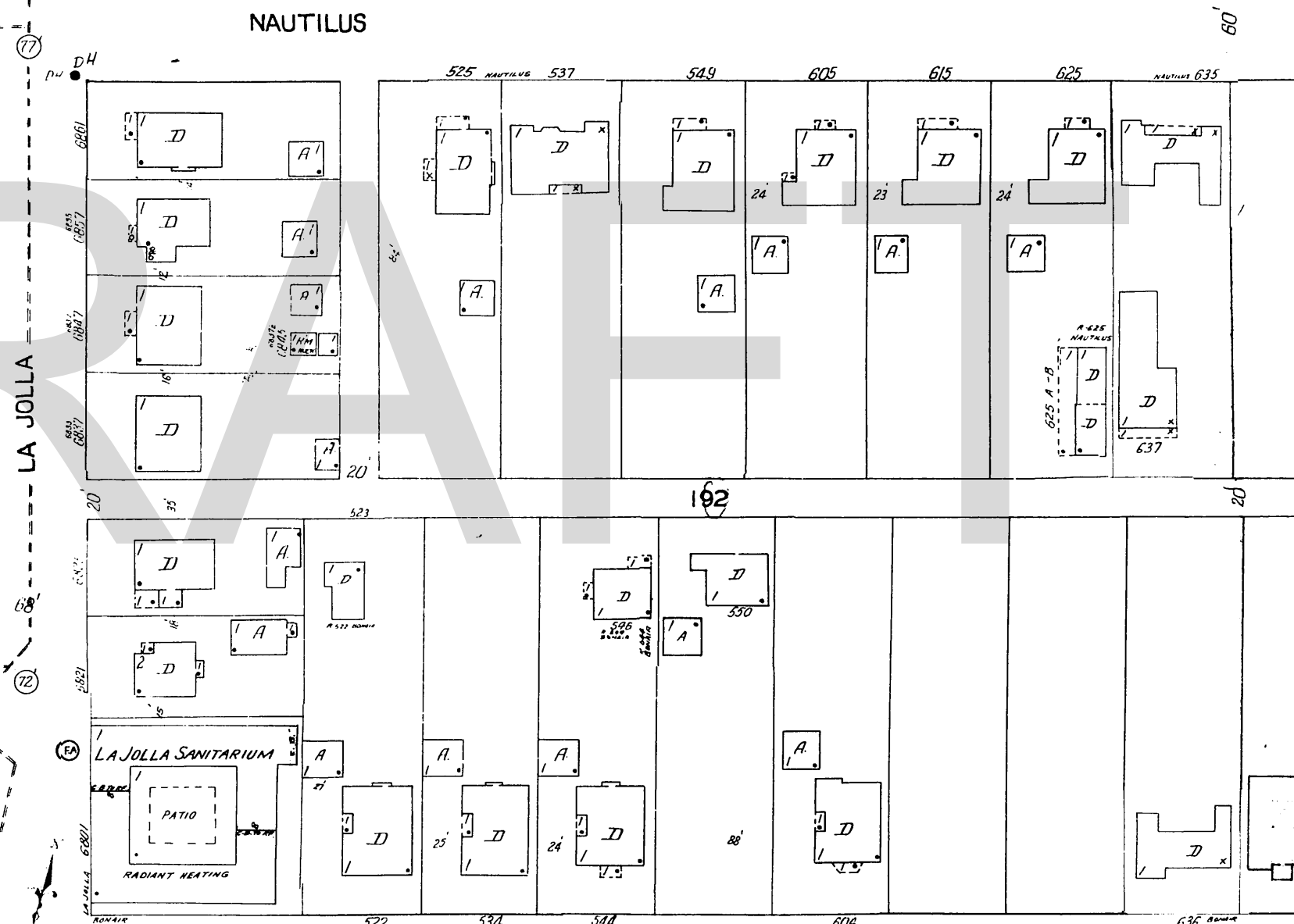
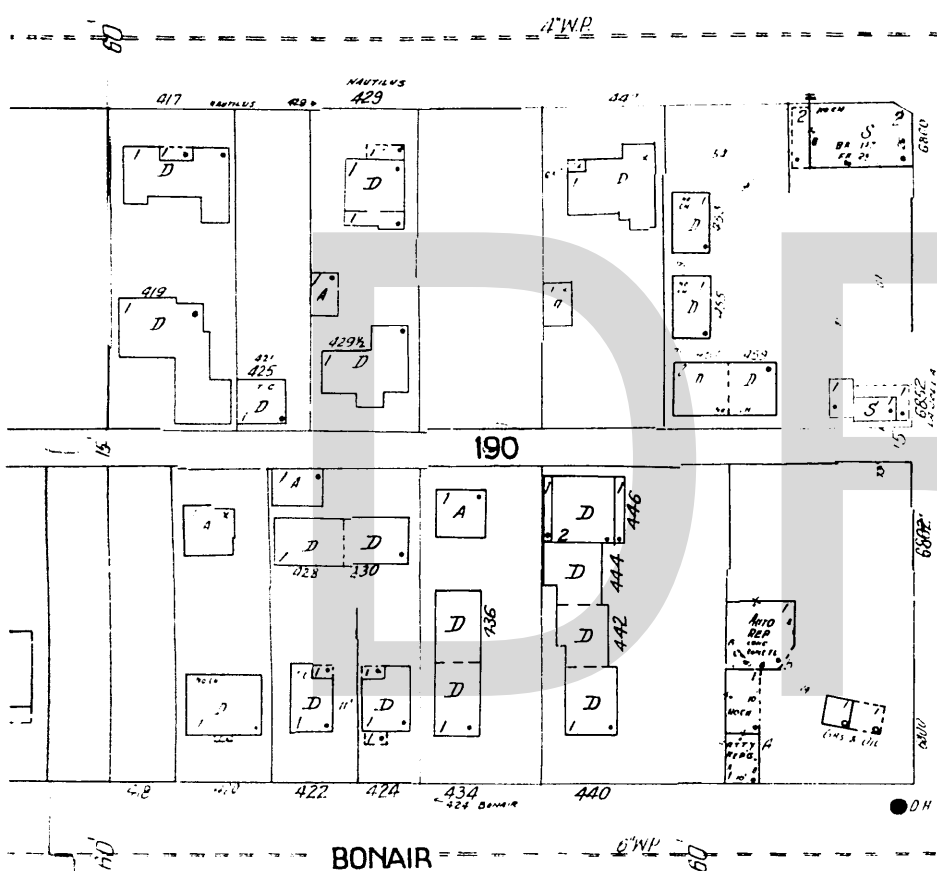
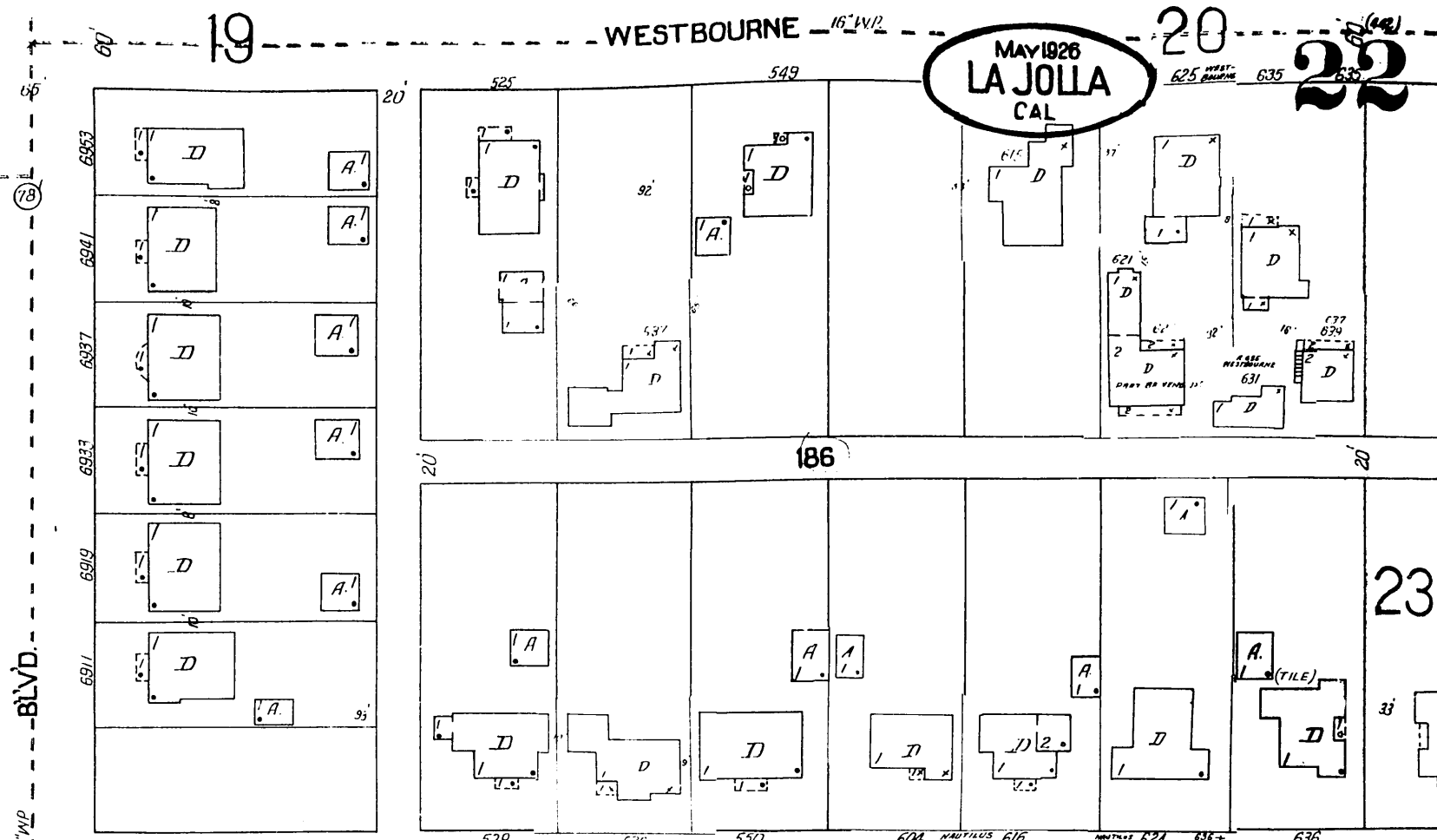
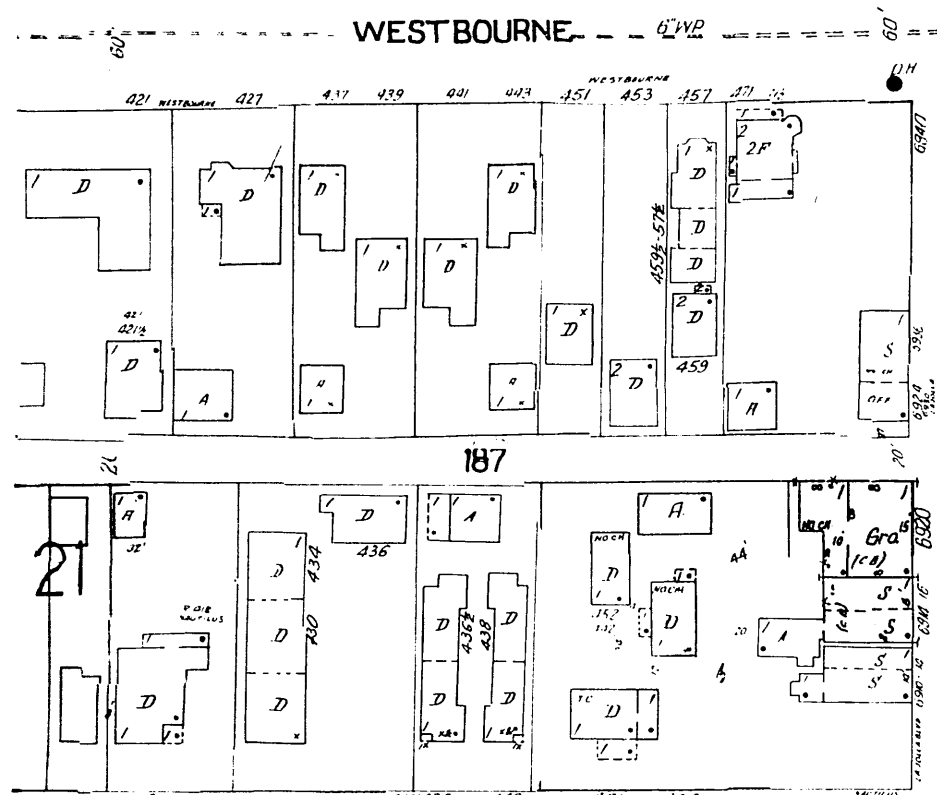
NEPTUNE PLACE

Scale of Feet.
50 40 30 20 10 0 50 100 150
Copyright 1928 by the Searborn Map Co.

24

22

LA JOLLA BLVD.



24

CAL. 518

21

MAY 1926
LA JOLLA
CAL.

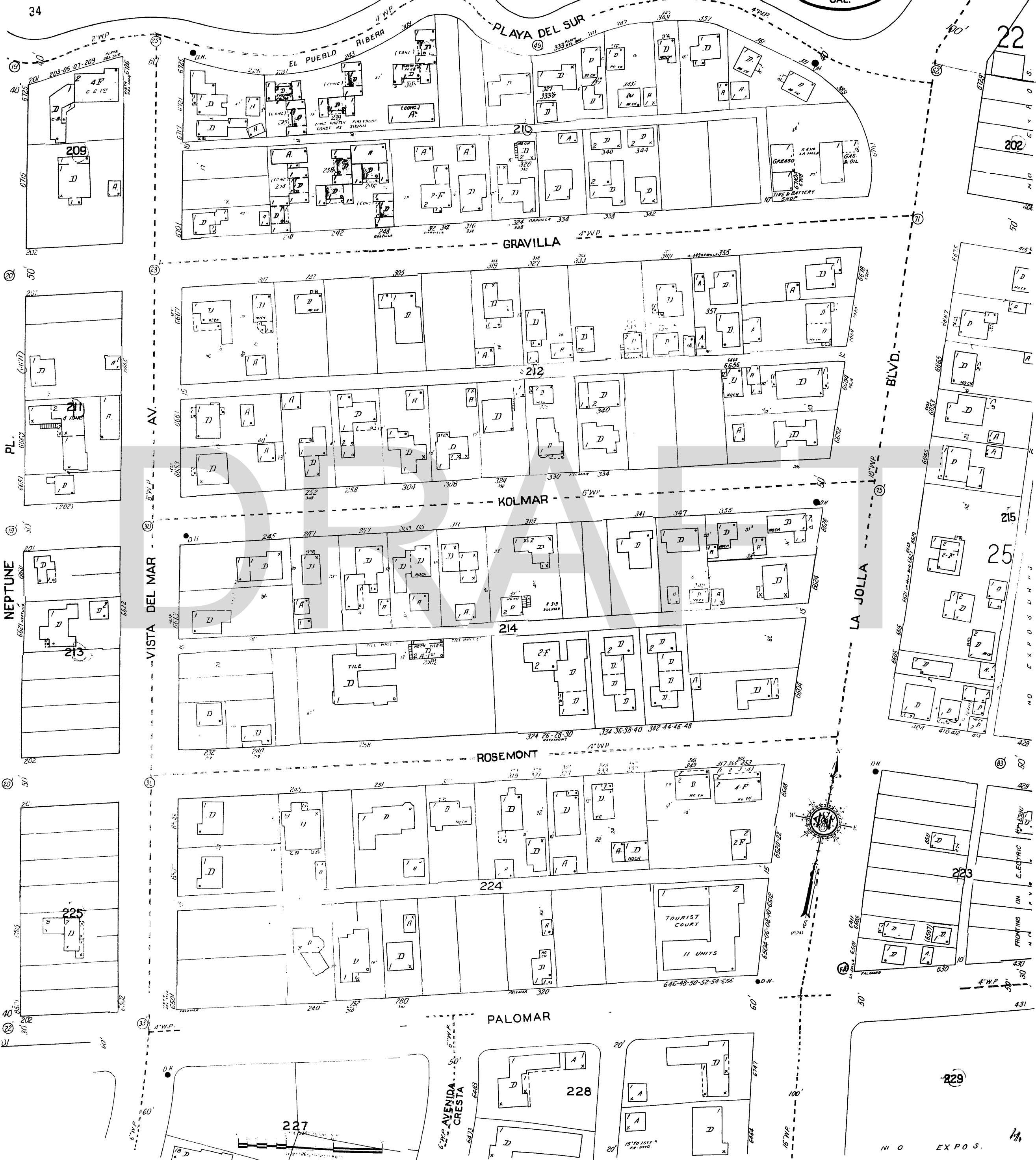
24

22

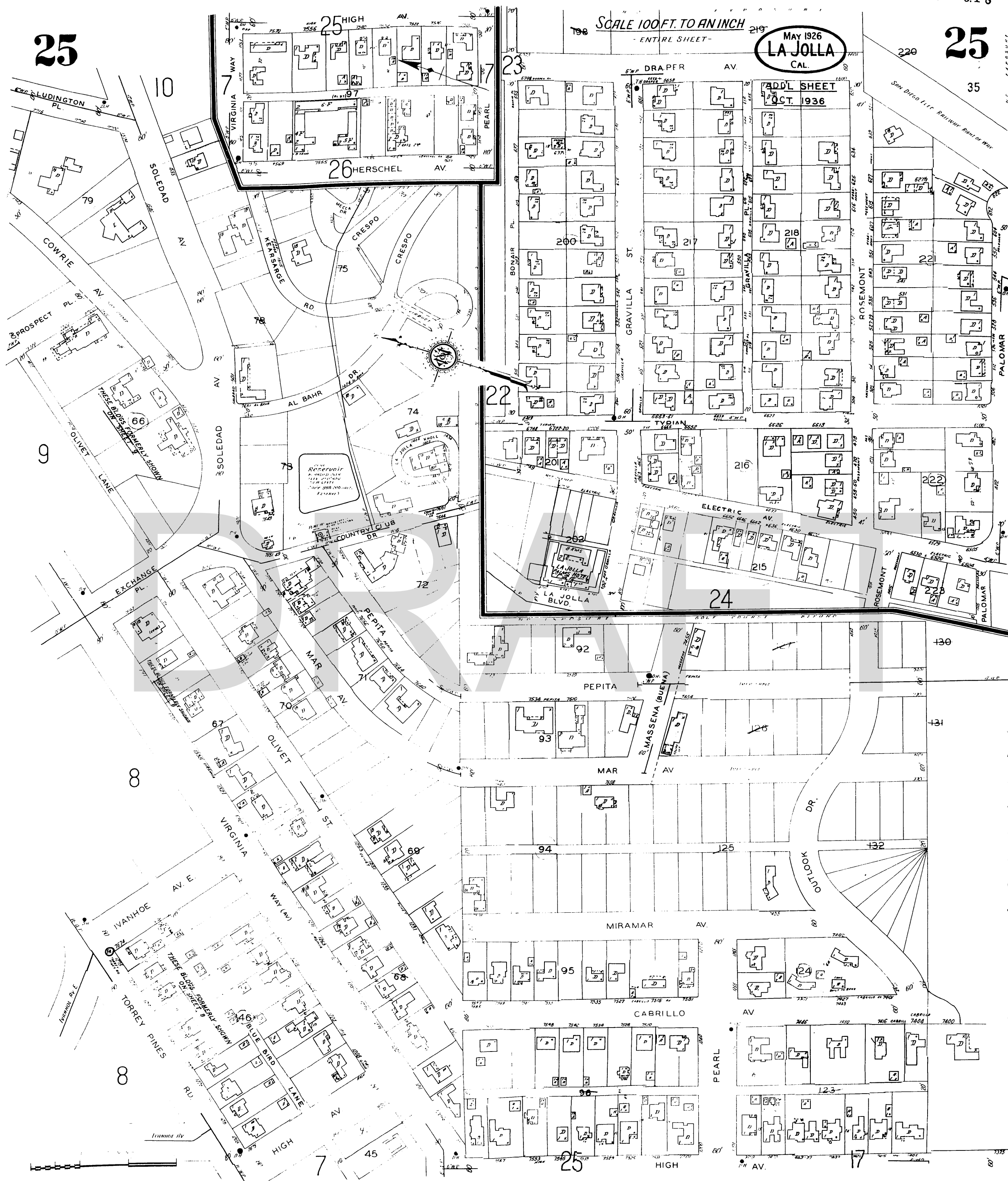
202

25

229



219
MAY 1926
LA JOLLA
CAL.

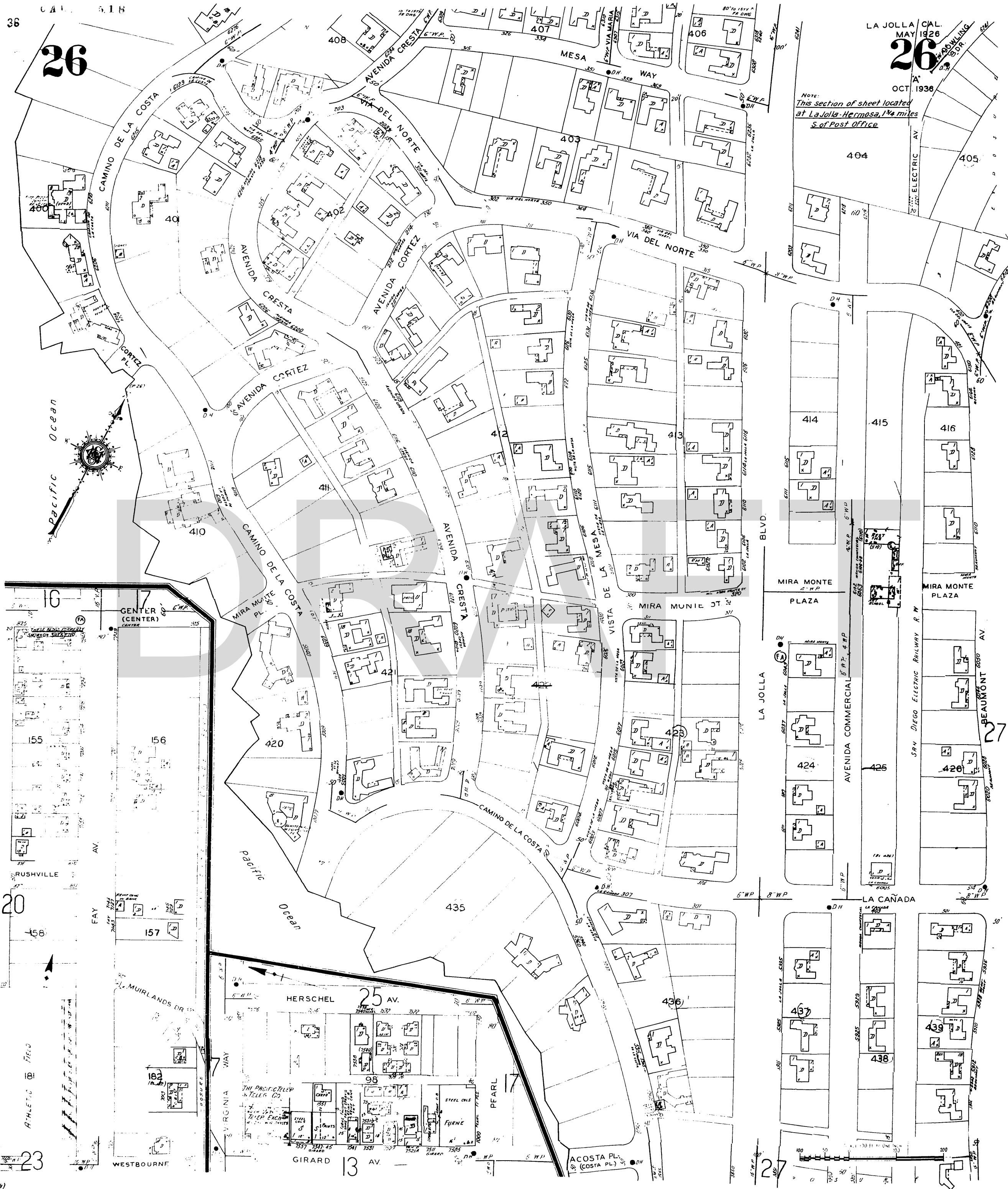


26

26

OCT 1938

NOTE:
This section of sheet located
at La Jolla-Hermosa, 1 1/4 miles
S. of Post Office



27



CAL. 5.18
LA JOLLA, CAL.
MAY 1926
27³⁷
"A"
SEPT. 1941

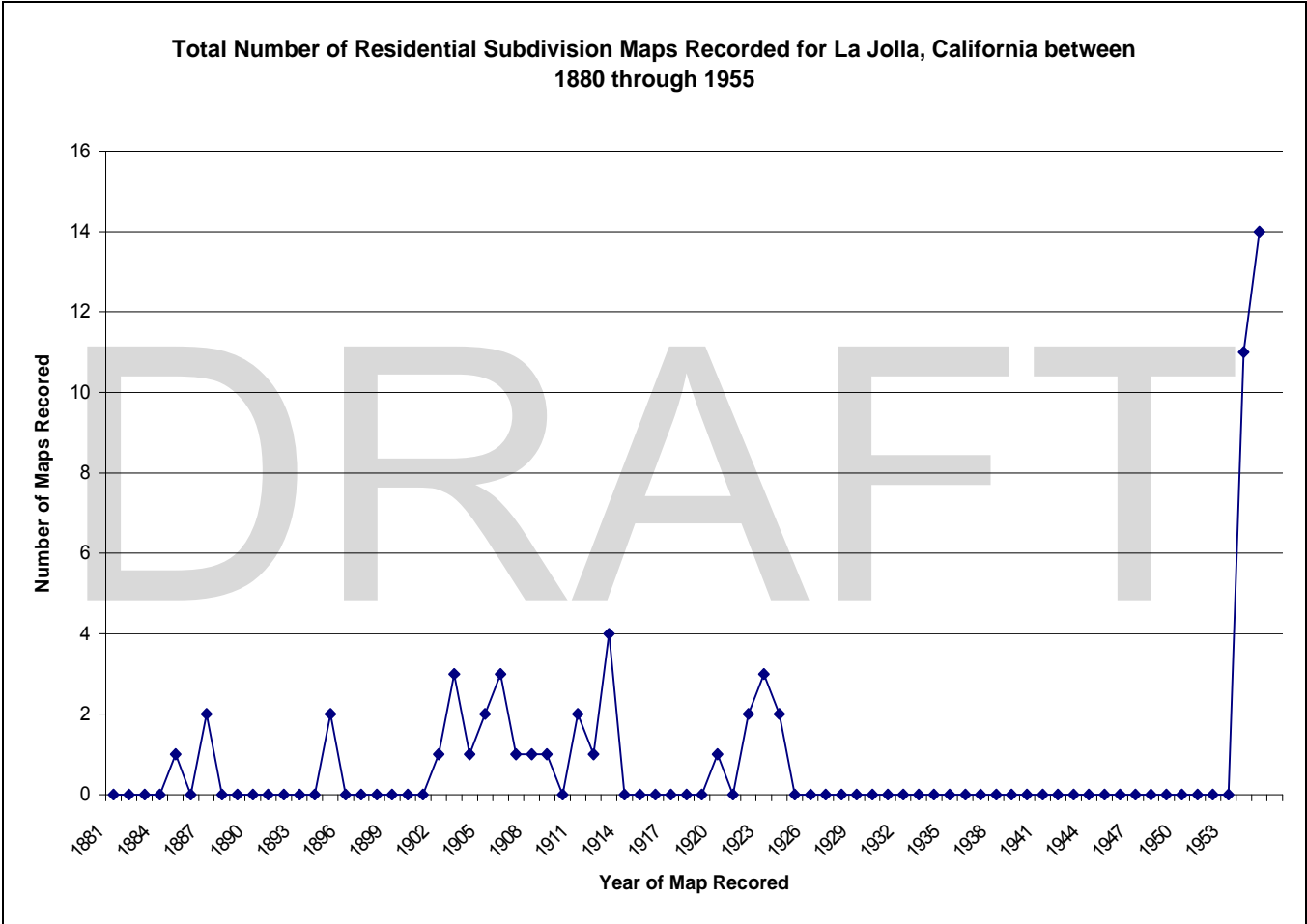
SCALE 100 FT. TO AN INCH
- ENTIRE SHEET -

This District located at La Jolla Hermosa
1 1/4 Mi. South of P.O.

SCALE 100 FT. TO ONE INCH

**Appendix D: Graph illustrating the Total Number of Residential
Subdivision Maps Recorded for La Jolla, California
between 1880 through 1955.**

DRAFT



³⁴ Note that no subdivision maps were filed at the San Diego County Assessors for La Jolla between 1926 to 1952.

Appendix E: National Register Status Codes, 1997

DRAFT

CODE	DESCRIPTION	#OCC
1	Property is listed on the Nat.Register.	25
1B	Listed in NR as an individual property and as a Contributor.	51
1D	Listed in NR as a Contributor to a district or mult. Resource property.	7560
1S	Listed in NR as an individual property.	2439
2	Determined elig. for Nat. Register in a formal process.	553
2B	Deter. elig. for NR as separate and as a contributor	4
2B1	Determined elig. By the Keeper for separate and as a contributor.	5
2B2	Det. elig.by Keeper as separate & as a contributor by consensus	75
2B3	Det. elig. as separate by consensus and as contributor by Keeper.	
2B4	Determined elig. By consensus as separate and as a contributor.	15
2D	Determined eli. For Nat. Reg. as a contributor to a district.	278
2D1	Determined elig. For listing as a contributor by the Keeper	582
2D2	Determined elig. For listing as a contributor by consensus det.	5653
2D3	Det. elig. For NR list as a contrib by other than cons. det. or kpr.	192
2D4	Det. elig. for NR as a contributor by MOA Participant w/o review by OHP	
2S	Determined elig. for Nat. Reg. as separate listing.	50
2S1	Determined elig. for separate listing by the Keeper	599
2S2	Det. elig. for separate listing by a consensus determination.	2061
2S3	Det. elig. for NR list as individ. by other than cons. det. or kpr.	78
2S4	Det. elig. for separate listing by MOA Participant without review by OHP	
3	Appears elig. for NR to person completing or reviewing form.	456
3B	Appears elig. as sep. and as contributor to a documented district	1435
3D	Appears elig. as contributor to a fully documented district	6745
3S	Appears eligible for listing in NR as a separate property.	9161
4	Might become eligible for listing on the Nat. Register.	119
4B	May become elig. for NR as separate and as a contributor.	535
4B1	May become elig. for NR under 4S1 and 4D1-4D8 or 4M1-4M8.	
4B2	May become elig. for NR under 4S2 and 4D1-4D8 or 4M1-4M8.	
4B3	May become elig. for NR under 4S3 and 4D1-4D8 or 4M1-4M8.	
4B4	May become elig. for NR under 4S4 and 4D1-4D8 or 4M1-4M8.	
4S5	May become elig. for NR under 4S5 and 4D1-4D8 or 4M1-4M8.	
4S6	May become elig. for NR under 4S6 and 4D1-4D8 or 4M1-4M8.	
4S7	May become elig. for NR under 4S7 and 4D1-4D8 or 4M1-4M8.	
4S8	May become elig. for NR under 4S8 and 4D1-4D8 or 4M1-4M8.	
4D	May become elig. for NR as a contributing property.	3030
4D1	May become elig. for NR as contrib. when Dist. become old enough.	1
4D2	May become elig. for NR as contributor with more research on Dist.	310
4D3	May become elig. for NR as contrib. if context info. is expanded.	7
4D4	May become elig. for NR as contrib. If approp. prop. type defined.	
4D5	May become elig. for NR as contrib. when prop. types are clarified.	
4D6	May become elig. NR as contrib. if Dist. is eval. in diff. context.	
4D7	May become elig. for NR as contrib. if integrity of Dist. is rstrd.	1
4D8	May become elig. for NR as contrib. when other like Dist. are lost.	
4M	May become elig. For NR as a contributor	
4M1	May become elig. NR as contrib. if rstrd and Dist. becomes old enough.	
4M2	May become elig. for NR as contrib. if rstrd & more research on Dist.	
4M3	May become elig. for NR as contrib. if restored & context is expanded.	
4M4	May become elig. NR as contrib. if rstrd & approp. prop. type is defnd.	
4M5	May become elig. NR as contrib. if rstrd & prop. types are clarified.	
4M6	May become elig. NR as contrib. if rstrd & Dist. eval. in diff. context.	

4M7	May become elig. NR as contrib. if rstrd & integ. of Dist. is rstrd.	3
4M8	May become elig. NR as contrib. if rstrd & oth like Dist. are lost.	
4R	May become a contributor to a listed/elig./appears. elig. Dist.	181
4S	May become elig. for NR as a separate property.	6266
4S1	May become elig. for NR as separate when it become old enough.	80
4S2	May become elig. for NR as separate with more research.	132
4S3	May become elig. for NR as separate if context info. is expanded.	45
4S4	May become elig. for NR as sep. if more approp. prop. type is def.	
4S5	May become elig. for NR as sep. when regis. requirements clarified.	6
4S6	May become elig. for NR as separate when eval. in another context.	1
4S7	May become elig. for NR as sep. when its integrity is restored.	81
4S8	May become elig. for NR as sep. when other like prop. are lost.	11
4X	May become elig. for NR as contrib. to District that has not been doc.	307
5	Ineligible for the NRegister but still of local interest.	62
5B	Elig. for LocList only - Both as separate property and as contrib.	669
5B1	Eligible for Local Listing only - Both 5S1 and 5D1.	3
5B2	Eligible for Local Listing only - Both 5S2 and 5D2.	
5B3	Not Elig. LocList but for spec. consid. LocPlan - Both 5S3 and 5D3.	
5B4	Elig. for LocList only - Both 5S1 and 5D2.	8
5B5	Elig. for LocList only - Both 5S1 and 5D3.	
5B6	Elig. for LocList only - Both 5S2 and 5D1.	
5B7	Elig. for LocList only - Both 5S2 and 5D2.	
5B8	Elig. for LocList only - Both 5S3 and 5D1.	
5B9	Elig. for LocList only - Both 5S3 and 5D2.	
5D	Eligible for Local Listing as contributor only.	10176
5D1	Elig. LocList only - contrib. to Dist. list or elig. under LocOrd.	303
5D2	Elig. LocList only - contrib. to Dist. etc. elig. under poss. LocOrd.	1
5D3	Not Elig. LocList - contrib. to Dist. etc; elig. spec. consid. LocPlan.	156
5N	Not Elig for anything but Needs special consid. for other reasons.	333
5S	Eligible for Local Listing only.	13084
5S1	Elig. for LocList only - listed or elig. sep. under exist LocOrd.	269
5S2	Elig. LocList only - likely to become elig. sep. under poss. LocOrd.	7
5S3	Not Elig. LocList - is elig. for spec. consid. in Local Planning.	323
5X	Unknown	1
6	Det.inelig. for National Register listing	5354
6U	Determined inelig. for NR by MOA Participant without review by SHPO	
6w	Removed from Nat. Reg. by Keeper.	18
6W1	Removed from Nat. Reg. by Keeper - Listed Property destroyed.	26
6W2	Removed from NR by Keeper - Property still extant - not re-evaluated.	1
6W3	Dist. Rmvd from NR by Kpr - Prop. extant - Appears individually elig.	25
6X	Determined inelig. for NR by Keeper	25
6W1	Det. inelig. for Keeper with no potential for any listing.	504
6X2	Det. inelig. NR by Keeper, no potential for NR, n/eval for LocList.	84
6X3	Det. inelig. NR by Kpr, n/eval potential NR, n/eval LocList.	1202
6Y	Det. inelig. for NR by consensus.	2944
6Y1	Det. inelig. for NR by consensus with no potential for any listing.	2499
6Y2	Det. inelig. NR by consensus, no potential NR, n/eval for LocList.	12387
6Y3	Det. inelig. NR by consen., n/eval potential NR, n/eval LocList,	221
6Y4	Det. inelig. NR/consensus, app. elig LocList or may become elig. for NR	76
6Z	Found inelig. for NR.	419
6Z1	Found inelig. for NR with no potential for any listing.	482
6Z2	Found inelig. for NR, no potential for NR, n/eval for LocList.	77

6Z3	Found. inelig. Nr, n/eval for potential for NR, n/eval for LocLst.	341
7	Not Evaluated.	5269
7J	Received by OHP for evaluation or action but not yet evaluated.	2541
7K	Resubmitted to OHP for action but not reevaluated.	847
7L	Evaluated for a Register other than the National Register.	2227
7M	Submitted to OHP for eval. but not evaluated - referred to NPS.	1154
7R	Submitted as Part of a reconnaissance Level Survey: NOT EVALUATED!	3228
None	<i>Property without evaluation status (Mistakes)</i>	305

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Appendix F: California Historical Resource Status Codes, 2003

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California Historical Resources Status Codes

1	Properties listed in the National Register (NR) or the California Register (CR)
1D	Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
1S	Individual property listed in NR by the Keeper. Listed in the CR.
1CD	Listed in the CR as a contributor to a district or multiple resource property by the SHRC.
1CS	Listed in the CR as individual property by the SHRC.
1CL	Automatically listed in the California Register -- Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
2	Properties determined eligible for listing in the National Register (NR) or the California Register (CR)
2B	Determined eligible for NR as an individual property and as a contributor to an eligible district in the federal regulatory process. Listed in CR
2D	Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
2D2	Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
2D3	Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
2D4	Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2S	Individual property determined eligible for NR by the Keeper. Listed in the CR.
2S2	Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
2S3	Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
2S4	Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
2CB	Determined eligible for CR as an individual property and as a contributor to an eligible by the SHRC.
2CD	Contributor to a district determined eligible for listing in the CR by the SHRC.
2CS	Individual property determined eligible for listing in the CR by the SHRC.
3	Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation
3B	Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
3D	Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
3S	Appears eligible for NR as an individual property through survey evaluation.
3CB	Appears eligible for CR individually and as a contributor to a CR eligible district through a survey evaluation.
3CD	Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
3CS	Appears eligible for CR as an individual property through survey evaluation.
4	Appear eligible for National Register (NR) or California Register (CR) through other evaluation
4CM	Mater List - State Owned Properties --PRC §5024.
5	Properties Recognized as Historically Significant by Local Government
5D1	Contributor to a district that is listed or designated locally.
5D2	Contributor to a district that is eligible for local listing or designation.
5D3	Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
5S1	Individual property that is listed or designated locally.
5S2	Individual property that is eligible for local listing or designation.
5S3	Appears to be a individually eligible for local listing or designation through survey evaluation.
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.
6	Not Eligible for Listing or Designation as specified
6C	Determined ineligible for or removed from California Register by the SHRC.
6J	Landmarks or Points of Interest found ineligible for designation by SHRC.
6L	Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
6T	Determined ineligible for NR through Part I Tax Certification process.
6U	Determined ineligible for NR pursuant to Section 106 without review by SHPO.
6W	Removed from NR by the Keeper.
6X	Determined ineligible for the NR by SHRC or Keeper.
6Y	Determined in eligible for NR by consensus through Section 106 process - Not evaluated for CR or local listing.
6Z	Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 -- Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR Status Code SC4) -- may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action -- withdrawn.

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