

United States Department of the Interior  
National Park Service

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

### 1. Name of Property

Historic name: La Jolla Park Coastal Historic District

Other names/site number: \_\_\_\_\_

Name of related multiple property listing: N/A

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: From the intersection of Coast Walk with Torrey Pines Road and following Coast Walk, then Coast Boulevard southwest to its southernmost intersection with South Coast Boulevard and including four stairways extending from Coast Blvd. to Prospect Street

City or town: La Jolla State: California County: San Diego

Not For Publication  Vicinity:

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this X nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national \_\_\_ statewide X local

Applicable National Register Criteria:

X A \_\_\_ B \_\_\_ C \_\_\_ D

<p><b>Signature of certifying official/Title:</b> _____</p> <p><b>Date:</b> _____</p> <p><u>California State Office of Historic Preservation</u></p> <p><b>State or Federal agency/bureau or Tribal Government</b></p>
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In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
<b>Signature of commenting official:</b> _____	<b>Date:</b> _____
<b>Title:</b> _____	<b>State or Federal agency/bureau or Tribal Government</b>

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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property (confirm)**

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>8</u>	<u>8</u>	buildings
<u>8</u>	<u>          </u>	sites
<u>17</u>	<u>7</u>	structures
<u>          </u>	<u>          </u>	objects
<u>33</u>	<u>15</u>	Total

Number of contributing resources previously listed in the National Register 2

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

RECREATION AND CULTURE: outdoor recreation

RECREATION AND CULTURE: monument/marker

LANDSCAPE: park

LANDSCAPE: underwater

LANDSCAPE: natural feature

LANDSCAPE: conservation area

COMMERCE/TRADE: professional

COMMERCE/TRADE: specialty store

SOCIAL: clubhouse

EDUCATION: research facility

DOMESTIC: single dwelling

TRANSPORTATION: road-related/pedestrian-related

**Current Functions**

(Enter categories from instructions.)

RECREATION AND CULTURE: outdoor recreation

RECREATION AND CULTURE: monument/marker

LANDSCAPE: park

LANDSCAPE: underwater

LANDSCAPE: natural feature

COMMERCE/TRADE: specialty store

SOCIAL: clubhouse

DOMESTIC: single dwelling

DOMESTIC: multiple dwelling

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

MODERN MOVEMENT: Ranch Style

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS

Bungalow/Craftsman

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Wood, Stucco

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and non contributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

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### Summary Paragraph

La Jolla Park Coastal Historic District, located fourteen miles north of the City of San Diego, includes coastal parkland, public rights-of-way, and resources on public and private property, encompassing approximately eight acres. At the center of the district is the subdivision's namesake La Jolla Park, renamed Ellen Browning Scripps Park in 1927. Near the park are beaches that have played a significant role in La Jolla's history. The unified aesthetic of this coastal property is achieved by the curvilinear Coast Boulevard with its parkway and sidewalk perched above the Pacific and coastal bluffs, the continuous row of 90' tall Canary Palm trees bordering Scripps Park, and the quarter mile of Coast Walk's bluffs and caves. Distinctive rare trees and shrubs dating from the period of significance are grouped around historic resources. Contributing resources—ten buildings (including two previously listed), eight sites, and seventeen structures—are located along the entire seaside length of the district. Fifteen noncontributing resources in the district have lost integrity or represent post-period of significance beachside improvements. Despite post-1960s construction along Coast Boulevard, the district retains all aspects of historic integrity.

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## Narrative Description

### District Overview

La Jolla Park Coastal Historic District spans the shoreline for approximately 2.5 miles and includes resources that directly contributed to development and planning of La Jolla as a tourist destination. Anchored by the town's namesake, La Jolla Park (later Ellen Browning Scripps Park), the property includes resources that were directly associated with the entertainment and recreational life of La Jolla Park prior to 1940. These include resources that provided access to nature, offered scope for leisure activities, had a direct relationship with the coastal transportation corridor, contributed to the aesthetic cohesiveness of the district, and possess integrity to the period of significance. Contributing resources include Coast Boulevard and Coast Walk, four stairways connecting the coast with the commercial district of La Jolla, a 5.6-acre park, five public beaches, and historic buildings and structures. California's Coastal Conservancy has identified this area as a potential part of the California Coastal Trail, an integrated network of trails that, when completed, "will provide a multi modal opportunity to walk and bike the length of California's 1,230-mile-long coast."<sup>1</sup>

The central artery of the district is Coast Boulevard, identified on the 1887 La Jolla Park Subdivision Map. The entire length of this scenic parkway became the focal point for suburban development of La Jolla between 1887 and 1940, transforming La Jolla from a bohemian enclave into an international tourist destination. Early developers and citizens drew on the aesthetics of picturesque suburban planning to develop and manage resources that allowed people to contemplate nature, engage with marine life, and enjoy leisure activities. Trails, a footbridge, and stairs originally allowed access to the famous sea caves located beneath high cliffs along Coast Walk. Cement sidewalks are set back from the sandstone bluffs and bordered by grass, resilient ground cover, and heritage plantings. Belvederes provide seating and shade. Stairways lead from the village to white sand beaches with rocky outcroppings. Early architecture typifies the beach bungalow and one of the earliest Spanish Revival hotels in Southern California.

The district includes The Cove Beach and the Children's Pool, a small beach protected by a 303' long x 177' high seawall. Scripps Park includes heritage plantings of trees, shrubs, and grass. The adjacent Matlahuayl State Marine Reserve is outside the district. Boundaries were identified to encompass resources that convey the district's significance to La Jolla's founding, planning, and development. Boundaries exclude adjacent resources that do not contribute to the historic association for which the district is significant; such resources within the district boundaries were classified as noncontributors.

When determining the contributing or noncontributing classification of resources, integrity of location, feeling, and association was prioritized over integrity of materials. Salt water is

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<sup>1</sup> California State Coastal Conservancy, California Coastal Trail Map, 2021 <https://the-california-coastal-trail-1-coastalcomm.hub.arcgis.com/> (accessed April 29, 2023).

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notoriously corrosive, earthquakes put older concrete structures at risk, fire damage remains an ever-present danger to wooden buildings, and transportation corridors such as roads and stairways must be free of safety risks and unnecessary access barriers. Alterations to resources due to these factors are included in the individual descriptions. Contributing resources convey their sense of historical significance to the development and planning of La Jolla, and to the recreational and leisure activities enjoyed by the community and tourists. Noncontributing resources do not add to the historical associations for which the district is significant, were not present during the period of significance, or they no longer possess integrity due to alterations, disturbances, additions, or other changes. The district represents a significant linkage of resources within the visually unified shoreline, associated with the property's historic use.

### **Contributing Resources (including two previously listed)**

1. Coast Boulevard
2. Coast Walk Trail
3. Devil's Slide Footbridge
4. Cave Store
5. Cave Store Tunnel
6. Cave Store - Sunny Jim Cave
7. Goldfish Point
8. Goldfish Point Stairs
9. Village Stairway to Coast Walk
10. Village Stairway to Goldfish Point
11. Village Stairway to Scripps Park
12. Village/Ocean View Lane Stairway
13. Brockton Villa
14. The Red Rest (Previously Listed)
15. The Red Roost (Previously Listed)
16. The Cove Beach
17. The Cove Stairs & Retaining Wall
18. Low Masonry Wall
19. La Jolla Adult Recreation Center
20. La Jolla Point
21. Boomer Beach
22. Ellen Browning Scripps Park
23. North Belvedere
24. South Belvedere
25. Shell Beach Belvedere
26. Shell Beach
27. Children's Pool
28. Children's Pool Breakwater
29. Children's Pool Bi-Level Stairway
30. South Casa Beach
31. Casa de Mañana Hotel

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32. Edgar Ullrich's Studio
33. Scripps Cobble Retaining Wall
34. Scripps Cobble Drain Outlet
35. Whale Point Stairs

Several resources have been identified by the City of San Diego's Historical Resources Board as HRB Sites. Where applicable, this HRBS number is included with the resource name to facilitate resource management. If the HRBS number applies to multiple resources, the reference is provided for each resource.

### **1. Coast Boulevard 1887; Altered 1919, 1923, 1926**

**One Contributing Structure  
Photos 1, 2, 3; Figures 5, 6, 7**

Coast Boulevard is the principal coastline road skirting the village of La Jolla, extending approximately 1.25 miles above the Pacific. It starts and ends with an incline to its intersection with Prospect Street, a parallel commercial street. From the founding of the La Jolla Park subdivision, Coast Boulevard was the featured promenade and vista drive.<sup>2</sup> The subdivision's main street, Grand Avenue (later Girard Avenue), was identified as the widest street at 100', and was drawn on the subdivision map to offer a grand view of the sea and lead visitors directly down to La Jolla Park.<sup>3</sup> From the Park, one drives or strolls the coastal parkway south along Coast Boulevard or north to the Mammoth Caves.

In 1919, the City of San Diego Common Council passed Resolution 24826 authorizing the Board of Park Commissioners to pave Coast Boulevard, leaving the trail at the north end unpaved. The grade was altered from its intersection with Cave Street to Torrey Pines Road.<sup>4</sup> Based on reports in the *La Jolla Light and La Jolla Journal*, Coast Boulevard was paved from Jenner Street north to Prospect Street in 1923, and from Jenner Street south in 1926.<sup>5</sup> Grading and improvements to Coast Boulevard are mentioned numerous times in the local press, including installing sidewalks and retaining walls along the coastal bluffs.<sup>6</sup>

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<sup>2</sup> Affirmation that Coast Boulevard would remain a public right of way was assured with Resolution 565, of the Common Council of the City of San Diego, approved November 1898.

<sup>3</sup> Howard S.F. Randolph, *La Jolla Year by Year*, 2nd ed. (La Jolla: Library Association of La Jolla, 1955), 10; Patricia A. Schaelchlin, *La Jolla: The Story of Community* (La Jolla: Friends of the La Jolla Library, 1988), 49. In May 20, 1900, Council City of San Diego changed the name of Grand Avenue to Girard Avenue after Stephen Girard (1750-1831), American banker, patriot, and founder of Girard College. Width of La Jolla Park streets are provided at the bottom of the subdivision map under "Explanation." La Jolla Park Subdivision Map (Figure 1).

<sup>4</sup> City of San Diego Common Council Minutes, Resolution 24826, adopted October 1, 1919; *La Jolla Light and La Jolla Journal*, October 3, 1919.

<sup>5</sup> "Coast Blvd. Paving Project Popular," *La Jolla Light and La Jolla Journal*, November 9, 1923; "Coast Blvd. Work Starts in 30 Days," *La Jolla Light and La Jolla Journal*, November 11, 1926.

<sup>6</sup> "Improvements in La Jolla Enumerated-Welfare Committee tells of Work Accomplished by Unemployed," *La Jolla Light and La Jolla Journal*, May 28, 1931; "Coast Walk," *La Jolla Light and Journal*, July 28, 1932. *San Diego Union*, February 9, 1913, mentions grading, sidewalk, and curbing. City of San Diego Minutes of the Common Council, April 7, 1916, mentions increasing the width of sidewalks and grading along Coast Boulevard in La Jolla Park.

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### *Alterations*

Coast Boulevard is maintained by the City of San Diego and is in good condition. Classified as a local urban road, it retains its original curving alignment, inspired by the adjacent La Jolla coast. Lane width is maintained except north of The Cove beach where it narrows to approximately 30' due to bluff conditions and construction on the southeast side of the street. Coast Boulevard retains integrity of location, design, materials, feeling and association. Most importantly, its spectacular coastal setting remains from the period of significance and is an important contributor to the district.

### **2. Coast Walk Trail (HRBS #288) Circa 1887**

**One Contributing Structure  
Photos 4, 5**

Coast Walk Trail is a pedestrian unpaved trail that extends approximately one quarter mile northeasterly from Coast Boulevard to the bridged ravine at Devil's Slide, and continues northeasterly until it meets Coast Walk, a paved street that connects with Torrey Pines Road to the east. The width of the public trail and prescriptive easement can vary between ten and thirty feet depending upon the location of the nine adjoining properties.

Coast Walk provides a spectacular view across La Jolla Bay to the 125'-high sea cliffs along La Jolla's northern coastline and Torrey Pines State Park. The main trail follows the length of a span of rocky cliff bluffs of Cretaceous-age sandstone with terraces which range in height from 16' at Goldfish Point to 116'.<sup>7</sup> These terraced cliffs are usually filled with nesting cormorants, pelicans, and other sea birds. Unique to the cliff bluff are seven deep caves that are exposed at low tide, featured attractions of La Jolla since the turn of the century.<sup>8</sup> Each cave has a unique name, important for lifeguard rescues. From east to west, they are known as White Lady, Little Sister, Shopping Cart, Sea Surprise, Arch Cave, Sunny Jim Cave, and Clam's Cave.

The panoramic views, dramatic drop to the sea, wildlife, and Mammoth Caves have made this coastal walk a feature of the region since the 1900s. Coast Walk Trail was originally named Cave Street on the La Jolla Park subdivision map. Prior to 1909, Cave Street was renamed Coast Boulevard and recorded on the Sanborn Fire Insurance Maps from 1909 to 1949 as "inaccessible to vehicles." In 1963, City of San Diego Common Council renamed the pedestrian path Coast Walk, setting aside a public easement for the trail between the edge of the bluff and La Jolla Park Lots 15 to 27 in Block 48, and Lots 1 to 8 and 20 to 21 in Block 46.<sup>9</sup> In 1993, a survey was

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<sup>7</sup> According to a promotional article, "These wonderful caves are to California what the noted Mammoth Caves are to Kentucky." "A Tented City by the Tide," *The Land of Sunshine: A Magazine of California and the Southwest* 5, no. 2 (July 1896): 85; Dimension source: Google Earth Pro.

<sup>8</sup> Gerald G. Kuhn and Francis P. Shepard *Sea Cliffs, Beaches, and Coastal Valleys of San Diego County: Some Amazing Histories and Some Horrifying Implications* (Berkeley: University of California, 1984), 108.

<sup>9</sup> Resolution 174182 changed the name of the section of Coast Boulevard "between Cave Street and Torrey Pines Road, adjacent to Lots 15 through 27, Block 48, and Lots 1-8, and Lots 20-21, Block 46, La Jolla Park... to COAST WALK." City of San Diego Council Minutes, January 1963.



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performed of the northern end of Coast Walk and details recorded in 1994, confirming the location of the public right of way.<sup>10</sup>

### *Alterations*

In September 1990, Coast Walk Trail and the Devil's Slide footbridge were designated historical resources by the City of San Diego Historical Resources Board. Since 2010, the nonprofit organization, Friends of Coast Walk Trail, has funded and maintained the trail and environs. Recent award-winning efforts, following the Secretary of the Interior's Standards for Cultural Landscape Rehabilitation, have retained the trail's integrity of setting, location, design, materials, workmanship, feeling, and association. Invasive growth has been removed and replaced with native coastal sage scrub, rutted trail segments have been resurfaced with decomposed granite, erosion has been controlled with cobble check dams, and small-scale features (chain and post fencing, board fencing, and concrete and wooden benches) have been repaired. Overall, the trail is in excellent condition. Located at the district's eastern extremity, Coast Walk Trail is an important contributor to the district.

### **3. Devil's Slide Footbridge (HRBS #288) Circa 1910**

**One Contributing Structure  
Photos 5, 6; Figure 8**

The Devil's Slide Footbridge is located one-quarter mile from the intersection of Coast Boulevard and Coast Walk.<sup>11</sup> The railed footbridge crosses a ravine from the 91' high cliff of Coast Walk to the 84' high Devil's Slide cliff with its beach below. The bridge is a trussed wooden trestle consisting of a braced framework of timbers, posts, and cross braces. It is similar in construction to bridges built by the railroads to span similar ravines in the late nineteenth and early twentieth centuries. The bridge measures 5'6" wide by approximately 50' in length. The span is supported by seven posts stabilized by diagonal cross braces and topped by a 12"x 12" cap. The decking consists of two lengths of split 8" x 14" timbers set upon the bent caps. They, in turn, are covered with closely spaced 3x12s which form the bridge's deck. Due to the fact that the bridge is set lower than the approaching trail, a staircase leads down to it on either side. The span from the top of the stairs is 75' end to end. Adventurers use a rope to climb down to the beach.

Since the early 1900s, the ravine has been used to access the base of Devil's Slide and the beach, particularly at low tide. Photographs from the 1900s show the steep stairs built down the face of the Devil's Slide. In 1899, the San Diego, Pacific Beach, and La Jolla Railway Co. built a staircase down to the beach as one of the featured attractions of the La Jolla Park subdivision.<sup>12</sup>

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<sup>10</sup> Coast Walk location has been confirmed by survey including Record of Survey No. 14560, recorded June 7, 1994; Record of Survey No. 24185, recorded February 24, 2022; and Record of Survey No. 24382, recorded July 14, 2022.

<sup>11</sup> Dimension Source: Google Earth Pro.

<sup>12</sup> Randolph, *La Jolla Year by Year*, 41-42. Hand-colored and black-and-white postcards, as well as promotional brochures published by the railroad company, encouraged the exciting and precarious trip across the cliffs to the rocks below. La Jolla Historical Society. In 1898, before the construction of the stairs, Ellen Browning Scripps wrote that her visitors "could hardly wait to eat their dinner before they were out on the cliffs and beach, making the descent and ascent of the 'devil's slide' in addition of ordinary exploits of going through the caves, dislodging

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During the Depression, the Community Welfare Committee of the La Jolla Chamber of Commerce repaired the bridge and the stairs to the beach, and built cobble drains to prevent erosion.<sup>13</sup> Through the 1950s, the stairs extended to the beach, providing access to the caves, seashells, fossils, and abalone along the shoreline.

#### *Alterations*

Rehabilitation of the footbridge was funded in 1991, including replacement of all deteriorated wood members with preservative-treated lumber, construction of a concrete drainage ditch, the addition of required concrete foundation for the new timber supports, and reconstruction of the railing to meet code requirements.<sup>14</sup> The city manager's notes state, "The proposed improvement will restore the 60-year-old bridge to functional use, preserving the historical significance of the original structure."<sup>15</sup> The cobble drains remain intact and functioning and the footbridge maintains its original scale, materials, and design as a contributor to the district.

In the 1960s, a fire destroyed the Devil's Slide stairs. The small remaining section of stairs with rails at the top of the northern end of the Devil's Slide Footbridge has been preserved, encircled by a small fence. Only a small section of the cobble drain remains on the south end of the bridge. The cobble drain and the stairway remnants have lost integrity and are further described as noncontributing resources.

#### **4. Cave Store (HRBS #380) 1902; Altered 1924, 1963, 1969**

**One Contributing Building  
Photos 7, 8, 9, 10; Figure 9**

The Cave Store is a seashell and curio shop where visitors pay to enter a steep tunnel that leads to the large sea level Sunny Jim Cave. The store is a commercial building situated at the north end of Coast Boulevard, at the entry to Coast Walk. It is tucked against the bluff overlooking the rocky headland of Goldfish Point. The original 1902 building was remodeled in 1924 into the extant wood-frame, 3,000-square-foot building.

#### *West Elevation*

The west elevation of the Cave Store is a two-story flat façade with sections that conform to the curvature of Coast Boulevard. The roof is flat and capped with a metal drip edge. The exterior is clad in dark-stained, split-wood shingles with a shingled shed roof over the main entry. Vertical wood slats mark the shifts in angle along the front elevation. The main entrance doors bifold, opening to either side of the entry with glass panels at the top. Two fixed-pane vertical windows frame either side of the entry door. The ground floor encompasses some of the original portions

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abalones, catching starfish, picking up shells, etc." Ellen Browning Scripps to Florence Kellogg, February 21, 1898, Kellogg Letters, Binder 781, Altadena Historical Society. In 1899, Anson Mills wrote, "The Railroad Company have had steps built down the 'Devil's Slide.' Quite an improvement." Anson P. Mills, Diary, March 3, 1899, La Jolla Historical Society.

<sup>13</sup> "Improvements in La Jolla Enumerated," *La Jolla Light and La Jolla Journal*, May 28, 1931.

<sup>14</sup> "Coast Walk Trail", Historical Site Board, Staff Report, September 19, 1990; Resolution R-277593, City Council of San Diego Minutes, Monday, April 8, 1991.

<sup>15</sup> City of San Diego Council Minutes, Resolution R-277593, adopted April 8, 1991.

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of the shop and the entry to Sunny Jim Cave. The windows are a mixture of single pane, double hung, and casement. Above the display windows to the right of the entry is a bay window with a mix of fixed and casement windows.

### *South Elevation*

The south elevation is an apartment built over a section of the store. On the right are stairs leading up to double-hung, single-pane French doors, protected by a shed roof. On the left is a single window and a second set of single-pane French doors. The north elevation is partially obscured by a high board fence which follows the property line along Coast Walk trail. The wedge-shaped yard was originally the location of the Crescent Café, a short-lived local restaurant associated with the shop. Recessed at the top level is an apartment, added in 1963 and expanded in 1969. The east elevation is two feet from a retaining wall and not accessible.

The boom in tourism to La Jolla, encouraged by the rail, bus, and stage lines from San Diego, popularized the extraordinary Mammoth Caves at the north end of Coast Boulevard. Gustav Schultz purchased the existing small wood building, recognizing its potential as a store and a profit center if he could build a tunnel down to the cave. In 1903, Schultz supervised the digging of the tunnel through the sandstone bluff to the sea level cave.

### *Alterations*

The original building was remodeled in 1924 by Josephine G. Seaman, a local businesswoman. It is possible that the shed roof over the windows left of the main entry and gabled roof at the left were removed at this time. The entry doors to the Cave Store, as well as the horizontal picture windows under the shed roof, were added post-1940. A flat-roofed stucco garage was erected in 1956 at the south end of the building. In 1963, two upper-level studio apartments were added above the store, along with two detached, gable-ended garages built south of the store along Cave Street. The apartments were remodeled in 1969. Aluminum-framed sliding glass doors were added at that time to the shed-roofed wing of the south studio apartment.

## **5. Cave Store Tunnel (HRBS #380) 1903**

**One Contributing Structure  
Photo 8**

The tunnel to Sunny Jim Cave is a vertical shaft that varies in width from 4' to 5'10" and in height from 5'8" to 10'. The tunnel descends 125' to the sea and is supported at intervals along the sides and roof with heavy hand-hewn wood beams. There are 145 steps measuring 2'7" wide, with 11" high risers, and 4" treads. Side rails extend the length of the tunnel, which ends at a wood viewing platform built over the water inside a large cave.

### *Alterations*

The tunnel is carefully maintained and preserved as one of the major tourist venues in the community. The popularity of the tunnel continues; a receptionist estimates that hundreds of visitors visit each weekend.

## **6. Sunny Jim Cave**

**One Contributing Site**

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**1903**

**Photo 9**

The cave was named Sunny Jim for the silhouette of a human profile formed by the perimeter edge of the cave. In 1903, *The San Diego Union* reported that Professor Schulz proclaimed “La Jolla Day” at the tunnel and invited visitors to tour the site. A few months later the tunnel was reported to be “a success and paying well.”<sup>16</sup>

**7. Goldfish Point  
1887**

**One Contributing Site  
Photos 10, 11; Figures 10, 11**

Adjacent to the Cave Store is Goldfish Point. Goldfish Point is a rock formation that extends into the sea for approximately 90’ from the northern end of Coast Boulevard at the intersection with Coast Walk. Named after the rare Garibaldi Perch resembling goldfish, uniquely found here, it provides an extraordinary 190-degree view of La Jolla Bay from The Cove to the northern San Diego coastline, Mammoth Caves, and seabird rookeries perched along the bluffs.

**8. Goldfish Point Stairs  
Circa 1920**

**One Contributing Structure**

A wood rail fence along the top of Goldfish Point surrounds a small park with a precipitous drop to the sea and directs visitors toward the beginning of Coast Walk. The fence opens to a set of wood stairs with wood handrails that lead down to the Point and a wood viewing platform with benches.

Photographs from circa 1910 show the presence of a belvedere on Goldfish Point, resembling those located at Scripps Park. Early photographs, showing tourists dressed in full Victorian garb, confirm that Goldfish Point was one of the most popular tourist attractions of the region. The area nearest Coast Boulevard and the parking for the Cave Store is landscaped with several *Pinus torreyana* Torrey Pine trees, low shrubs, and ground cover. The landscaped area, viewing platform, and benches were part of a 1919 landscape and improvements plan made under the auspices of the Board of Park Commissioners of the City of San Diego. Local philanthropist George W. Marston funded Los Angeles landscape designer Ralph D. Cornell to develop a plan for landscaping the area from Goldfish Point to Devil’s Slide, to include the area along Coast Walk.<sup>17</sup>

#### *Alterations*

The original Goldfish Point belvedere was demolished at an unknown date and replaced with a simple wooden platform. The nonprofit Friends of Coast Walk and the City of San Diego maintain the entrance to Goldfish Point. Rehabilitation of the wooden stairs, fencing, and viewing platform in 2023 was consistent with the Secretary of the Interior’s Standards for

<sup>16</sup> “The Professor Gave a Party to Explore the Cave’s Mysterious Depths,” *San Diego Union*, May 4, 1903; Randolph, *La Jolla Year by Year*, 80; Anson P. Mills, Diary, September 12, 1903, La Jolla Historical Society.

<sup>17</sup> *La Jolla Light and La Jolla Journal*, September 26, 1919; October 7, 1921.

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Cultural Landscapes. Several damaged, diseased, or dying Torrey Pine trees were replaced in kind.

**Village Stairways to Coast  
1920s**

**Four Contributing Structures  
Photos 12, 13; Figures 3, 4, 6**

For over one hundred years, people have used four independent stairways to travel from La Jolla village businesses and hotels to the coastline. The City of San Diego identifies the stairways as “dedicated access easements” which function as public alleys. They appear on the City of San Diego Sidewalk Inventory as well as in the La Jolla Community Plan.<sup>18</sup> Originally built of wood, the four stairways were eventually paved. They retain their original length and configurations. Most of the stairways can be seen on Sanborn Fire Insurance Maps by 1921.<sup>19</sup>

**9. Village Stairway to Coast Walk and Footbridge.** The Coast Walk stairway is 255’ long. It begins at Prospect Place with thirty wood stairs measuring 60” across, 13” treads, and 5” risers. This breaks to a flat, paved walkway until it reaches a bottom set of seven steps, 43” across, 11” treads, and 8” risers. The bottom stairs are in a pink-stained concrete similar to other sidewalks installed in La Jolla during the 1920s. This stairway ends near the south end of the Devil’s Slide Footbridge.

**10. Village Stairway to Goldfish Point and Caves.** The Goldfish Point/Caves stairway descends from Prospect Street to Coast Boulevard, for a total length of 90 feet. The stairway consists of thirty-six stairs with 7” risers, 10.5” treads, and a 6’ stairway width. The stairs descend in groups of three: three stairs-platform break, eighteen stairs-platform break, and fifteen stairs, leading to the Cave Store, Goldfish Point, and Mammoth Caves. The stairway appears on the 1921 Sanborn Fire Insurance Map.<sup>20</sup>

**11. Village Stairway to Scripps Park.** The stairway to Scripps Park was completed alongside the La Valencia Hotel between 1926 and 1928. It is 450’ in total length. The stairway begins at Prospect Street with a cement walkway measuring 128’ in length, then descending to six sets of stairs measuring 6” risers, 12” tread. The stairway maintains a 5’4” width. Cobble sides distinguish each section closest to Scripps Park.<sup>21</sup>

**12. Village/Ocean View Lane Stairway** extends from the Grand Colonial Hotel, which opened in 1913, for a distance of 511’ to Coast Boulevard. The passageway cuts through two blocks

<sup>18</sup> City of San Diego Planning Department, “La Jolla Community Plan and Local Coastal Program and Local Land Use Plan,” August 2014, 23-24; City of San Diego Interactive Sidewalk Map, linked to OpenStreetMap, [City of San Diego Sidewalk Inventory](#) (accessed September 22, 2022).

<sup>19</sup> *Sanborn Fire Insurance Map from La Jolla, San Diego County, California*. Sanborn Map Company, October 1921, [https://www.loc.gov/item/sanborn00620\\_002/](https://www.loc.gov/item/sanborn00620_002/) (accessed March 30, 2023). The Coast Walk stairs and walkway are not shown on the Sanborn Fire Insurance maps as the maps did not include this area of the coastline.

<sup>20</sup> *Sanborn Fire Insurance Map from La Jolla, San Diego County, California*. Sanborn Map Company, October 1921, [https://www.loc.gov/item/sanborn00620\\_002/](https://www.loc.gov/item/sanborn00620_002/) (accessed March 30, 2023).

<sup>21</sup> Four feet from the base of the stairs is a cement contractor stamp that reads “Harris and Wearn.”

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alongside many remaining cottages from the 1920s. Beginning at Prospect Street, the first section descends with an approximate 60' cement walkway to five sets of stairs for a total of thirty-eight stairs with risers 7" high and 12" wide treads. After crossing Coast Boulevard South, the passageway becomes a narrow lane. The Ocean View Lane stairway appears on the 1909 and 1921 Sanborn Fire Insurance Maps.<sup>22</sup>

With the completion of bus and train lines into La Jolla Village and the opening of the Colonial Apartments and Hotel in 1913, there was a steady increase in visitors to La Jolla. There were several public transportation stops along Prospect Street at various time periods permitting access to these stairways. The depot of the San Diego-La Jolla Interurban electric train, operating from 1925 to 1940, was built near the top of Ocean View Lane.

#### *Alterations—Village Stairways to Coast*

The Village Stairway to Goldfish Point and Caves (#10) was altered with the addition of steel open handrails and intermediate concrete landings for the purpose of mitigating safety risks and ensuring accessibility. It retains its original location, design, feeling, and association with historic La Jolla. The other stairways have had minimal alteration save for metal handrails added at intermittent points for safety purposes. The La Jolla Village stairways appear on Sanborn maps from 1909 to 1949. Three additional village stairways, unidentified on Sanborn maps, have been reconfigured around newly constructed residences and businesses, and no longer retain integrity.

### **13. Brockton Villa (HRBS #286) 1894; Altered 1970s, 1992, 2020**

**One Contributing Building  
Photo 14; Figure 12**

Brockton Villa is a one-story beach bungalow with a pyramidal hip roof made of wood shingle supported by simple wood posts and diagonal brackets. An eyebrow dormer and brick chimney pierce the hipped roofline. Six bays, supported by widely spaced rafters, span the western and southern elevations. A prominent feature of the house is the wide, open veranda that wraps around one half of the house on the west and south-facing elevations. Raised and tucked against the hillside above Coast Boulevard, Brockton Villa provided early twentieth-century residents with a commanding view of the La Jolla Cove and the Pacific Ocean.

The exterior cladding is vertical clapboard combined with fish-scale shingles below the handrail. This decorative detail wraps around the north-, west-, and south-facing elevations. The interior takes advantage of views north, west, and south, with a series of five windows across the front, four windows, and single-pane glass doors. All of the windows have four over four 6" square windows atop a single pane sash window and the entrance uses a fifteen lite French door. The ceiling of the veranda is sheathed in beadboard, atop widely spaced 2 x 4 ceiling joists.<sup>23</sup> A small outbuilding used as a restroom, built with board and batten siding and an asymmetrical gable

<sup>22</sup> *Sanborn Fire Insurance Map from La Jolla, San Diego County, California*. Sanborn Map Company, January 1909, [https://www.loc.gov/item/sanborn00620\\_001/](https://www.loc.gov/item/sanborn00620_001/) (accessed March 30, 2023); *Sanborn Fire Insurance Map from La Jolla*, October 1921, [https://www.loc.gov/item/sanborn00620\\_002/](https://www.loc.gov/item/sanborn00620_002/) (accessed March 30, 2023).

<sup>23</sup> "Dr. Rodes House/Brockton Villa," Nomination to the City of San Diego Historical Site Board Register, No. 286, prepared by Kathleen Kelley-Markham and Suzanne Lawrence, July 6, 1990.

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roof with wood shingles, is adjacent to the northeast corner of the main house. Due to its modest size, measuring 9'x 4'2", the outbuilding is not counted as a resource. Brockton Villa was built in 1894 as a vacation home for Dr. Joseph Rodes, a prominent San Diego physician.

### *Alterations*

Although Brockton Villa was originally a seasonal rental beach cottage, its longevity and change in use have resulted in some modifications since its 1894 construction. The cement retaining wall supporting the stairs and the railings was made sometime in the 1970s. Brockton Villa became a restaurant in 1992. At that time, about 190 square-feet was enclosed at the southeast end of the veranda. In 2020, additional outdoor restaurant seating was added in the garden to the right of the front elevation as well as at the street level. Brockton Villa is one of the oldest buildings in the district. Its location and association strongly contribute to the district's historic significance. It also retains sufficient integrity of design, materials, and workmanship to convey its significance.

### **14-15. The Red Rest and The Red Roost (HRBS #101) Two Previously Listed Buildings 1179 and 1187 Coast Boulevard, 1894 Figure 12**

The Red Rest and The Red Roost are single-story beach cottage bungalows built in 1894 on Coast Boulevard directly across from The Cove Beach. Of single-wall construction, they are situated on lots that slope downhill northwest at an elevation change of approximately 36 feet. Identified as bungalows for their design, use, and site placement, they were listed on the City of San Diego Register (#101) in 1975 and on the National Register of Historic Places (#76002247) in 1976. The cottages are situated between two 30' condominium buildings, to the north dating from 1974, and to the south dating from around 2000.

The Red Rest (1187 Coast Boulevard), east of The Red Roost, is a wood-framed, rectangular bungalow. The roof is framed with 2" x 4" redwood at 24" on center and covered with red composition shingles that, at an unknown date, were laid over wood shingles. The roof pitch is 7/12. The foundation is a wood-framed system. A second floor is contained within the roofline. An enclosed portion of the porch was added between 1894 and 1905. Along with the second floor addition, a shed roof dormer and interior stairs were added. The walls are composed of 1' x 4' boards, placed edge to edge. Most of the windows are mounted on an interior horizontal sliding system. The glass pane arrangement and sash styles vary greatly, indicating window replacements. The exterior finishes of the porch are a combination of wood sidings; fish-scale shingles wrap the north, west, and south facing elevations. A tall brick chimney with a cap is located on the west side of the roof.<sup>24</sup>

The Red Roost (1179 Coast Boulevard) is also a wood-framed, rectangular bungalow with a hip roof. The garage is a circa 1960s addition with its location under a portion of the porch and recessed into the hillside. The top layer of roofing material is a severely decaying red

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<sup>24</sup> Johnson & Johnson Architecture, "Historic Structures Report: Red Rest & Red Roost Bungalow Cottages: Prepared for Owners of La Jolla Cove Suites," San Diego, 2006, 27.

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composition shingle over a wood shingle roof. The roofline extends outward over a wide veranda; the supporting posts extend downward connecting with a decorative wood railing. The front and side stairs are of simple wood construction, with wood stringers, treads, and risers. Most of the windows are wide and single-paned with a series of smaller windows roughly 8” square running over the tops and/or sides.

The bungalows have been recognized for their simple tongue and groove, single wall construction, wide veranda, and placement with large windows looking out to the sea as influential to the work of architects such as Bernard Maybeck and Frank Lloyd Wright.<sup>25</sup> Prototypes of the California Bungalow, The Red Rest and The Red Roost introduced such concepts as economy, simplicity, miniaturization, informality, increased interior light via larger fenestration, and a major indoor-outdoor relationship due to the presence of the veranda.<sup>26</sup>

#### *Alterations/Condition*

The Red Rest and The Red Roost are in a state of serious decay. With prolonged exposure to the elements there is significant damage to the wood framing, stairs, porch, and foundation. Most of the 18” overhangs have deteriorated and/or are missing. On October 26, 2020, a fire inside The Red Rest caused substantial damage.<sup>27</sup> The fire and prolonged exposure to the elements have caused significant damage to the wood framing, stairs, porch, foundation. The buildings are partially covered with tarps. The owners are working with the City of San Diego Planning Department on rehabilitation of both cottages. Prior to the fire, the cottages were documented to HABS standards and can be accurately repaired and/or reconstructed. These SOI treatments are required by the City of San Diego for any construction permit where designated historical resources have been damaged. Even in their current state, The Red Rest and The Red Roost evoke the feeling of early La Jolla and are in a prominent position opposite The Cove.<sup>28</sup>

#### **16. The Cove Beach 1887**

#### **One Contributing Site Photos 15, 16; Figures 12, 13, 14, 15**

The Cove Beach, adjacent to La Jolla Cove, is located at the northern end of Ellen Browning Scripps Park. In the 1920s, a terrace was cut into the bluff just below the park walkway where, since the 1900s, visitors have enjoyed benches with views of the beach, sea, and the northern coastline. The beach is protected on three sides by sandstone bluffs with a height of approximately 60’. Rock formations extend into the sea on either side of the beach, creating a protected cove for swimming, scuba diving, and snorkeling. The Cove is also the setting for the historic Rough Water Swim. Stairs provide access to the beach at the east and west ends. A

<sup>25</sup> Eugene Ray, “Architectural Report,” Nomination to the National Register of Historic Places Inventory, January 1975, Item 8, 4.

<sup>26</sup> *Ibid.*, 2.

<sup>27</sup> Ashley Mackin-Solomon, “Fire Destroys La Jolla’s Historic Red Rest Cottage and Damages Red Roost,” *La Jolla Light*, October 26, 2020.

<sup>28</sup> Both cottages have been inaccessible for some time. In September 2006, a team of specialists compiled a study of both resources from which the descriptive information in this report was compiled. See Johnson & Johnson Architecture, “Historic Structures Report: Red Rest & Red Roost Bungalow Cottages.”



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tunnel cave at the west end leads to the open sea. An internal concrete support system and rock veneer reinforcement assure the tunnel's stability.<sup>29</sup> A retaining wall, added prior to 1930 on the northeast side of the beach, supports Coast Boulevard, which cuts sharply into the bluffs. Only resources on the beach side of the mean high tide line are included in the district boundary.

Matlahuayl State Marine Reserve is on the ocean side of the mean high tide line. The reserve consists of 1.04 square miles of underwater reefs, kelp forests, surfgrass beds, and sandy sea floor at the head of La Jolla Submarine Canyon's southern branch. The reserve shelters around a quarter square mile of submarine canyon habitat. This protected nutrient rich area supports an array of life including kelp bass, leopard shark, and rock scallop.<sup>30</sup> Although not part of the historic district, the Cove's underwater park is integral to community development. An early marine biological laboratory and aquarium (later Scripps Institution of Oceanography) was set above the beach from 1905 to 1910. Researchers collected specimens and gave lectures, encouraging public discovery, learning, and enjoyment of marine life. The beach was very popular for sightseeing, swimming, and diving due to its proximity to the village and hotels. Local entrepreneurs built a specially equipped glass-bottom boat for viewing marine life. Scuba and snorkeling replaced the boat.

### 17. The Cove Stairs and Retaining Wall 1938

One Contributing Structure  
Figure 13

Two cement staircases installed in 1938 provide access to either end of The Cove. They replaced the wood stairs shown on the 1921 Sanborn Fire Insurance Map and in photographs from the 1920s.<sup>31</sup> In 1931, architect Herbert Palmer was hired to design plans for the comfort station, walks, planted areas, and the cement stairs.<sup>32</sup> At the same time, a 30' high x 40' wide retaining wall was constructed on the east end of the beach adjacent to Coast Boulevard to protect the street and bluff from erosion. The wall is completely covered with succulent plants and foliage.

#### *Alterations*

In 2003, the badly deteriorated stairs to the beach at The Cove were restored through a partnership between the La Jolla Town Council and the California Coastal Conservancy (CCC).<sup>33</sup> In 2015, an 80 sq. ft. lifeguard tower was built at the back of the beach with a steel frame and wood siding on a concrete cantilevered base with a price tag of \$1.85 million.<sup>34</sup> The benches overlooking the park at mid-level were replaced, and an access ramp was built to provide Americans with Disabilities Act-compliant access to this level. Because they are post-

<sup>29</sup> *Map of La Jolla Park Existing Improvements/Landscape Development & Topography in the Vicinity of Bathing Cove*, Office of the City Engineer, City of San Diego, 1931.

<sup>30</sup> State of California, Department of Fish & Wildlife, "Matlahuayl State Marine Reserve," April 2021, <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=98226> (accessed August 3, 2022).

<sup>31</sup> Randolph, *La Jolla Year by Year*, 139.

<sup>32</sup> "Plans Drawn For the Improvement of Cove," *La Jolla Light and La Jolla Journal*, September 5, 1924.

<sup>33</sup> Jeremy Hollins, Mark Holmes, and Neil Murray, "Scripps Park Then and Now: A Cultural Landscape and Usage Patterns Report of the Scripps Park Project," unpublished report, La Jolla Conservancy [2010], 41.

<sup>34</sup> Ashley Mackin, "La Jolla's Lifeguard Towers," *La Jolla Light*, May 30, 2014.

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period of significance, the benches, lifeguard station, and ADA access ramp are not contributors to the district. The Cove beach and stairs retain their original location, design, and materials.

**18. Low Masonry Wall  
Circa 1938**

**One Contributing Structure  
Photo 17**

At Scripps Park's northern edge, the walkway meets the rocky shoreline above a precipitous drop to Boomer Beach and a rock formation called La Jolla Point. It is likely that when the cement stairs were installed at The Cove beach, this low masonry wall was also installed. The wall provides a continuous curve between the drop to Boomer Beach to the bluffs above The Cove. The sea wall measures 315' in length with a height on the walkway side of approximately 19" and on the bluff side ranging from 19" to 7' 6". The sea wall's width across the top is 16", and its continuous height along the walkway affords visitors a comfortable seat for viewing the park and the sea.

*Alterations*

Photographs since the 1930s indicate the same location of the masonry wall. Maintained by the City of San Diego, it retains its integrity and is a contributor to the district. Along the masonry wall are small bronze memorials and signage relating to the Matlahuayl State Marine Reserve, not counted as resources due to their small size.

**19. La Jolla Adult Recreation Center (HRBS #915)  
1939; Altered 1958, 1967, 1969, 2001**

**One Contributing Building  
Photos 18, 19**

The Adult Recreation Center is a one-story building located on a promontory at the northern end of Ellen Browning Scripps Park. A well-traveled walking path runs between the clubhouse and the edge of the bluff.

The original building, funded by the City of San Diego and the Works Progress Administration (WPA), was designed by Richard S. Requa. The modest 36' x 16' U-shaped building featured seven oversized wood windows banked on the west wall, clapboard on the north and south end walls, and an open east elevation leading out to the shuffleboard courts. Placed on a slab on grade foundation, it was covered by a low pitch, cross-gabled roof with wood shakes, overhanging eaves, and exposed rafter tails. The east wall was enclosed by 1941 to provide weather protection for indoor card playing. The enclosure's operable full-height glazed wood panels echoes the opposing "glassed-in" wall facing the coast. The result was a light, airy pavilion that offered scenic coastal views, plus wind protection and seating, for adults seeking a recreational environment.

*Alterations*

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The building was remodeled in the 1950s and 1960s to accommodate increased membership of the La Jolla Cove Shuffleboard and Bridge Club.<sup>35</sup> Inspired by the popular California Ranch style, these alterations enlarged the building by fifty percent. Stylistic homage was paid to the original clubhouse during the expansion. The new roof emulated the original low-pitched side-gabled roof with exposed rafter tails, while the prominent full-height glazed panels were retained, adapted, and reused. The distinctive 1969 Riford Lounge followed SOI recommendations for additions by setting the wing apart from the main structure, rotating the footprint, and angled walls with large metal framed picture windows.

Despite many alterations, some aspects of Requa's original 1939 design are still discernible. Extant defining features include site-specific placement; the historic style of the low-pitched cross-gabled roof (although not the original roof itself); the thirteen reconfigured, full-height, glazed-wood panels on the east elevation; the approximation of historic fenestration on the west elevation; and the predominant use of wood elements such as wood shingles, exposed rafter tails, and clapboard siding. These all recall the light, airy feeling of the original pavilion. The original design and workmanship are no longer extant. Materials, although re-used, are highly compromised.

The building was designated historic in 2009 by the City of San Diego Historical Resources Board, recognized as a "special element of La Jolla's historical, cultural and social development providing recreational, leisure and social activities to the residents and visitors since its construction in 1939."<sup>36</sup> The presence of the original east elevation, together with the sustained community use of the building, contributes to its association with Scripps Park.

Integrity of location, setting, and association with Scripps Park recreational use in the 1939-1940 period are sufficient to warrant inclusion as a contributor to the district. Of particular significance is the building's WPA connection—one of only three properties in La Jolla—and the fact that it marks the transition from active to passive park use at the close of the district's historic era.

## 20. La Jolla Point

## One Contributing Site

La Jolla Point is the westerly most rocky point extending into the ocean forming the southern end of La Jolla Bay. The flat popular headland has been used for over a century as a popular subject for landscape artists. The site remains in its natural state. Historically, people fished from the point, explored tidepools, and used it as a base for snorkeling.

### *Alterations*

<sup>35</sup> City of San Diego, "La Jolla Adult Recreation Center Club," Historical Resources Board Staff Report HRB-09-016, March 12, 2009.

<sup>36</sup> City of San Diego, "La Jolla Adult Recreation Center Club," Historical Resources Board Staff Report HRB-09-016, March 12, 2009.

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The site is restricted from public use due to increased interactions between humans and sea lions. On April 12, 2023, the City of San Diego requested that the California Coastal Commission approve the year-round closure of Point La Jolla.<sup>37</sup>

## 21. Boomer Beach

## One Contributing Site

A dirt trail down the bluff adjacent to the Adult Recreation Center leads to Boomer Beach, historically a popular site for shell collecting, surfing, bodysurfing, and diving. The beach is located directly west of the Adult Recreation Center and adjacent to La Jolla Point. Stairs were never built down to the beach. Instead, people preferred to view the spectacular waves from two belvederes that were built directly above the beach.

### *Alterations*

The longshore drift under Boomer Beach has reduced interest in using the waves for surfing and only body surfing is permitted. Since 2021, increasing numbers of sea lions hauling out onto the shore has limited use of the beach.

## 22. Ellen Browning Scripps Park (previously La Jolla Park) 1887

## One Contributing Site Photos 1, 2, 20, 21; Figures 5, 6

Ellen Browning Scripps Park encompasses 5.6 acres with a 3.8-acre lawn elevated more than twelve feet above three separate beaches. Commencing at La Jolla Cove and extending westward, the beaches make up a large part of the park: approximately 1,500 feet of shoreline. The park overlooks white sand beaches, sandstone bluffs, and rocky outcroppings that extend into the sea. Natural features and coastal zone elements include Alligator Head, Point La Jolla, The Cove Beach, Shell Beach, and Boomer Beach. The lawn, which slopes downwards to the cliff face, is encircled by a concrete path, lined with benches. The path provides access to a series of overlooks and beaches through descending staircases and ramps. Coastal flora canvas the surrounding bluffs and diminish erosion. The park's roadside edge is lined with Mexican fan palms originally planted by La Jolla resident Walter Lieber in 1910. Placed at approximately 18' intervals, the palms are a striking 90' in height, with younger palms planted in between the older palms in Spring 2009. The La Jolla Adult Recreation Center, three belvederes, and a 2021 comfort station are the only buildings in the park.

Since the auctioning of La Jolla's first lots, the park has been the location for community public events, including those to commemorate important individuals. Three commemorative bronze plaques remain in the park. On February 12, 1909, La Jolla celebrated the centennial of President Lincoln's birthday by erecting a flagstaff and a bronze tablet set in a large boulder: "ABRAHAM LINCOLN CENTENNIAL MEMORIAL FEBRUARY 12, 1809-1909 ERECTED BY THE PEOPLE OF LA JOLLA."<sup>38</sup> In 1936, a Monterey Cypress was planted and a bronze plaque

<sup>37</sup> "Point La Jolla – Seasonal Closure," San Diego Parks & Recreation <https://www.sandiego.gov/park-and-recreation/point-lajolla> (accessed April 20, 2023).

<sup>38</sup> Randolph, *La Jolla Year by Year*, 98.

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installed in honor of the benefactress Ellen Browning Scripps' 100<sup>th</sup> birthday. The tree originally had a bronze plaque that was placed for safe keeping in the archives of the La Jolla Historical Society. An additional bronze plaque honoring horticulturalist Kate Sessions is located at the base of a Pink Melaleuca tree. The plaques are not counted as resources due to their small size.

The park landscape includes trees, shrubs, ground covers, and succulents. Some are exotics while others are plants common to the Southern California coast. The plantings, located at the base of the dip where Girard meets Coast Boulevard, are associated with the dance pavilion, bath house, and swing sets that were located here from 1894 to 1925.

Heritage plantings preserve the character of the original setting. They include groves of gnarly trunked Pink Melaleuca (*Melaleuca nesophila*), an Australian native plant; exotic Dragon Trees (*Dracoena draco*) from the Canary Islands; several Monterey Cypress (*Cupressus macrocarpa*); a Cook Pine (*Araucaria columnaris*); an Aleppo Pine (*Pinus halepensis*); Pohutukawa (*Metrosideros excelsa*), often called the New Zealand Christmas tree; Karo (*Pittosporum tobira*); and a row of Mexican Fan Palms (*Washingtonia robusta*).<sup>39</sup>

Ground covers including several varieties of ice plant (*Mesembryanthemum crystallinum*) and sea fig (*Carpobrotus edulis*) spread over adjoining beach cliffs, creating carpets of red, pinks and purples through the spring and early summer. Sea lavender (*Limonium perezi*) also grows profusely in these areas. Among succulents present within the park are the Century Plant (*Agave americana*) and the Foxtail Agave (*Agave attenuate*). About eighty-five percent of the park is covered in grassy areas for picnics, sunbathing, or sporting activities. The grass is the hardy coastal variety known as Kikuyu Grass (*Pennisetum clandestinum*). A 1931 map of La Jolla Park shows the extent of landscaping by that time.<sup>40</sup>

### Alterations

The park was occupied by a variety of buildings including two bathhouses, a dance pavilion, and a marine biology laboratory and aquarium throughout the first quarter of the twentieth century, until the last of the buildings was demolished in 1925. The tradition of commemorating individuals significant to the park or community continues. In 1995, a lifeguard call box in the park designed in bronze by artist Paul Sibel was added above Boomer Beach. A series of benches with small commemorative plaques have been installed above the ocean bluffs, along with guard rails along the walkway.

Many of the original tree species did not survive the coastal setting. Several attempts were made over the years to plant perennials and flowers, which died without maintenance. Surviving landscapes are located at the foot of Girard, at Coast Boulevard in the picnic area of Scripps Park, at the Adult Recreation Center, the entrance to The Cove beach, and at the top of Goldfish Point. A number of huge one hundred-year-old canary date palm trees located at Goldfish Point

<sup>39</sup> Plants along the district coastline, including heritage plantings, were identified on the La Jolla Park subdivision map in April 2022, by Jim Neri, Neri Landscape Architecture (Figure 2).

<sup>40</sup> Map of La Jolla Park Existing Improvements/Landscape Development and topography in the Vicinity of Bathing Cove, Office of the City Engineer, April 22, 1931.

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and in Scripps Park have died due to the South American palm weevil. A State ordinance permitting sidewalk vending caused a huge influx of vendors along the ocean walkways, resulting in the destruction of grass along the walkways by vendor tents. City of San Diego vending regulations will prohibit vending tents in the coastal zone and parks, so the grass in the park will be restored. Some of the coastal flora directly adjacent to the beach has been damaged by overuse of the fragile bluffs.

The park continues its historic function as a picnic, swimming, community event, and leisure area. The site retains integrity as an element of La Jolla's historical, cultural, and social development.

### **Belvederes Circa 1906**

### **Three Contributing Buildings Photos 21, 22; Figure 16**

Four small shelters or belvederes (three contributing) are located above the ocean within the coastal zone. Aerial photographic documentation shows that three of the belvederes remain in their original locations, one above Shell Beach and two located at the north and south ends of Boomer Beach.<sup>41</sup> A belvedere no longer extant was situated on Goldfish Point. The fourth belvedere (noncontributing), located above the Children's Pool on the site of an earlier lifeguard stand, was built circa 1987-1990 following the plans of the earlier belvederes.<sup>42</sup> All of the belvederes are constructed in the same manner providing a unifying element for the district.

The belvederes are constructed using a rectangular plan with wood posts, beams, rafters, and a low-pitched gable roof clad with shingles. They are 7' wide by 9' long, with an interior wooden bench. The low pony walls were constructed with vertical, nominally 1"- thick redwood boards, built with butt-joints and sandwiched between 2x3 headrails and bottom rails. A nominal 2 x 4 redwood board caps the pony wall.<sup>43</sup> The openings above the pony walls provide views along the shoreline and to the sea. Each building is situated on the bluff top with one open passageway.

**23. North Belvedere** is located at the northern end of Scripps Park, adjacent to the Adult Recreation Center. It is situated parallel to the bluff, directly above the sea.

**24. South Belvedere** is located at the southern end of Boomer Beach, approximately at the center of Scripps Park. It is aligned with the north Boomer Beach belvedere, also set directly above the bluff and the sea.

**25. Shell Beach Belvedere** is located at the southern end of Scripps Park, approximately 20 feet down the bluff. It provides a view to the beach, Seal Rock, and the Children's Pool to the south.

<sup>41</sup> "Aerial View of La Jolla and La Jolla Shores," [c. 1925], California Border Region Digitization Project, San Diego History Center <https://calisphere.org/item/ark:/13030/kt767nc5bn/> (accessed April 1, 2023).

<sup>42</sup> Diane Kane, "La Jolla Children's Pool Historic District: Nomination to the National Register of Historic Places," Draft, April 2019; Anthony Ciani, "Windansea - La Jolla Strand Belvedere Historic Recreation," letter to Friends of Windansea c/o Jim Neri, March 18, 2020, 10.

<sup>43</sup> Ciani, "Windansea - La Jolla Strand Belvedere Historic Recreation," 3.

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### *Alterations—Belvederes*

Circa 1900 photographs show that the belvedere at Shell Beach originally had a high-pitched gable roof and a decorative wood crest. At an unknown date, prior to 1940, photographic evidence shows that the roofs were changed on the belvederes. The City of San Diego and La Jolla Parks and Beaches maintain the belvederes. Structural work was done on the belvederes circa 1987-1990 when architect David Singer, with the assistance of Anthony Ciani, was hired to replicate structural portions on the three belvederes in an “as built” manner.”<sup>44</sup> The belvederes remain along the park’s shoreline and have become iconic fixtures and symbols specific to the La Jolla coast.

### **26. Shell Beach 1890**

**One Contributing Site  
Photo 22; Figure 16**

At the south end of Scripps Park is a beach protected to the north with a rocky projection into the sea that serves as an overlook and location for one of the historic belvederes. Historically, the beach was important for shell gathering. The post-Darwinian decades of the late nineteenth and early twentieth centuries witnessed an increasing interest in the origin of species on the part of professional scientists as well as amateur collectors of biological specimens from both land and sea. Along the La Jolla coastline this manifested itself in tourists and visitors from around the world taking trains from San Diego during low tides to collect algae, sea mosses, and mollusks peculiar to certain areas along the beaches. Shell Beach was particularly rich with marine creatures and shells, readily visible in rocky tidepool formations when waves were out. Among the many collectors was Mary Snyder, a botanist who became known as the pre-eminent algae authority in Southern California. She moved to La Jolla in 1903 to be near the collecting beach. Her algae collection was known throughout the community, won a gold medal at the St. Louis World’s Fair of 1904, and is in the collection of San Diego’s Natural History Museum. Other major figures associated with La Jolla’s Shell Beach during the period of significance are Dr. Fred C. Baker, a lifetime malacologist instrumental in the founding of Scripps Oceanography, and Joshua Longstreth Bailey Jr., a conchologist known for his revision of Josiah Keep’s *West Coast Shells*. Both Baker and Bailey, whose collections are also at the Natural History Museum, have mollusks named in their honor.

### *Alterations*

Cement stairs were built that extend from the walkway along Scripps Park to the beach below. Other than this addition, the beach remains unaltered and is a contributor to the district.

### **27. Children’s Pool 1931**

**One Contributing Structure  
Photos 23, 24, 25, 26; Figures 17, 18**

Located at the foot of Jenner Street, across from what was originally the Casa de Mañana Hotel, the Children’s Pool and beach is formed by an engineered breakwater and accessed by an

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<sup>44</sup> Ciani describes that the belvederes were reconstructed using “As-Built Drawings,” Ibid.

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impressive bi-level staircase. The bathing pool is framed by a 30-foot-high weathered sandstone bluff on the east side that provides a backdrop for its dramatic coastal setting. The semicircular beach is nestled within the curve of a 10'-16' tall breakwater, whose stepped interior profile provides seating.

Noted hydraulic engineer Hiram N. Savage, was hired by Ellen Browning Scripps in 1921 to create a protected swimming area.<sup>45</sup> Savage had worked on numerous large-scale water projects before graduating in 1891 from Dartmouth College with a degree in civil engineering. In 1917, he became the Hydraulic Engineer for the City of San Diego and managed the engineering services related to dams, reservoirs, carrying systems, and purification plants, including engineering the Zuniga Jetty in San Diego Harbor.<sup>46</sup> The bathing zone at the beach was dredged to provide a gradual and uniform slope between the coastal bluffs and the breakwater, increasing the pool's depth up to eight feet from mean sea level.<sup>47</sup> Boulders were removed in shallower water close to shore, and the ocean bottom was contoured and smoothed. The nearby bluff's soft sandstone caves were grouted and sealed with concrete to reinforce their strength and stability. A broad sandy beach has, over time, almost completely filled the original swimming area.<sup>48</sup>

## 28. Children's Pool Breakwater 1931

## One Contributing Structure Figure 18

Constructed of reinforced Portland cement, the breakwater's linear dimensions approximate those of its sub-surface sandstone reef foundation: 303.6 feet long, with an arc length of slightly over 177.8 feet.<sup>49</sup> Pyramidally shaped in section, it features a 30-foot base and a flat top, 5.5' in width. Its height, ranging from 10' to 16', follows the natural slope of the ocean floor.<sup>50</sup> The inner wall of the breakwater rises in a 1:1 slope with 18" wide steps for sitting and climbing.<sup>51</sup> The ocean side of the structure was designed to repel waves.<sup>52</sup> About 6' below the top, its 6:10 exterior slope transitioned into a small 8-foot radius curve. This subtle detail ingeniously turns incoming waves back upon themselves. Four sluiceways, located between the shore and the reef,

<sup>45</sup> "Work on Children's Swimming Bathing Pool in La Jolla Started," *La Jolla Light and La Jolla Journal*, September 18, 1930, 1.

<sup>46</sup> Jeremy Hollins, "Until Kingdom Come: the Design and Construction of La Jolla's Children's Pool," *The Journal of San Diego History*, 51, nos. 3 and 4 (Summer/Fall 2005), 125-126.

<sup>47</sup> "Pool Excavation," Ellen Browning Scripps Bathing Zone Breakwater, La Jolla, California, July 29, 1930, Sheet 6 of 6; Hiram Savage, "Ten Day Report—December 11 to 20, inclusive," *Ellen Browning Scripps Bathing Pool for Children at La Jolla, California, Feature History, March 1931*, unpublished MS, San Diego, 1931, La Jolla Historical Society, 88.

<sup>48</sup> Hany Elwany, et. al., "La Jolla Children's Pool Beach Management and Water Quality Improvement Project," Revised: August 27, 1998, Coastal Environments CE Reference No. 98-09.

<sup>49</sup> Savage, "Extra Work Order No. 6" (January 21, 1931), in *Ellen Browning Scripps Bathing Pool for Children*, 126-127. The earliest drawing had proposed the breakwater length at 313.6' and an arc length of 177.8'. These were modified during construction due to field conditions.

<sup>50</sup> Savage wrote, "79% of the structure is ten feet high, while 21% is sixteen feet high." Savage, "Proposed Breakwater on the Pacific Ocean at La Jolla, California," Drawing, Sheet 1 of 2 (June 20, 1930), in *Ellen Browning Scripps Bathing Pool for Children*, 5.

<sup>51</sup> Savage, *Ellen Browning Scripps Bathing Pool for Children*, 5.

<sup>52</sup> Savage, *Ellen Browning Scripps Bathing Pool for Children*, 5.



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originally facilitated natural removal of sand from the pool's bottom.<sup>53</sup> These have been sealed and no longer function.

## 29. Children's Pool Bi-Level Stairway, 1931

## One Contributing Structure Figure 18

A bi-level stairway provides access to the beach from Coast Boulevard and the bluff top parking and viewing area. Hiram Savage hired the architect William Templeton Johnson to design the staircase.<sup>54</sup> It is a striking vertical element with a simple rectangular footprint. Original drawings, dated January 12, 1931, document the size and character. The 55' x 19'6" staircase is constructed of one-foot-thick reinforced concrete attached to the sandstone cliffs with counterforts. The lower set of stairs converge toward one another up a run of twenty-one steps. They meet in the center on a rectangular landing at elevation 20'. After taking a quarter turn, they rise two additional steps to viewing platforms located to either side.

The stairs continue upward on centerline for an additional seven steps, where they execute another quarter turn at a landing. They then ascend 10' to the bluff top to elevation 30'. Steps narrow in width from 3' 4" on the bottom flight to 3' 2" at the top. Their uniform 12" treads and 7" risers are encased in 8" thick concrete walls throughout. Parapet walls are lower at the bottom measuring 2' 8" at the bottom to 2' 6" at the top. A crushed rock drain beneath the mid-level viewing platform captures run-off, while 4" weep holes through the front and rear retaining walls relieve hydrostatic pressure.<sup>55</sup>

### *Alterations—Children's Pool, Breakwater, Bi-Level Stairway*

The first lifeguard station at the Children's Pool was a repurposed World War II air raid observation tower known as The Shack. Initially at Scripps Park, it was relocated to the Children's Pool in 1955, when it was installed next to the 1931 blufftop comfort station. When the bluff failed, a permanent lifeguard station and replacement restrooms were moved over a beach access ramp that has been recently closed. Both facilities were rebuilt 1967-1968 and again replaced 2014-2016.<sup>56</sup> The blufftop sidewalk was enlarged and enhanced with raised planters and benches in 2018. Due to recent construction, The Children's Pool blufftop viewing and parking area no longer contributes to the district.

<sup>53</sup> Savage, *Ellen Browning Scripps Bathing Pool for Children*, 6.

<sup>54</sup> Johnson served on the City of San Diego Parks Commission, for years as the Chair determining development along San Diego's shoreline. He was also responsible for many major buildings in San Diego, and a contributor to the Administration Building for the County of San Diego.

<sup>55</sup> H.N. Savage, "EBS Bathing Zone Breakwater Stairway," Supplemental Sheet No. 6, January 12, 1931.

<sup>56</sup> Air Raid Watch Building, Built at La Jolla Park," Drawing 6168, San Diego City Archives, 1955; Tony Ciani, Lifeguard and City Architect, to Diane Kane, personal communication, July 11, 2018; Ashley Mackin, "La Jolla's Lifeguard Towers," *La Jolla Light*, May 30, 2014. In this article, an informant estimates lifeguard towers began during the 1930s, although other informants note they began in the 1950s. "Improvement of Coast Boulevard Children's Pool Area," Job No. 17824, As Built Drawings, January 28, 1969-February 12, 1969. City of San Diego Archives. "Lifeguard Designs Unique New Towers," *La Jolla Sentinel*, June 27, 1965; "City Rededicates Pool in Ellen Scripps' Honor," *San Diego Union*, October 13, 1967.

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Over time, the ratio of the pool's materials (seawater and sand) has changed, compromising the pool's purpose and feeling. The pool's design is apparent and its location, setting, and association are highly intact. The stairway complex is in increasingly poor condition due to its challenging marine environment, age, and deferred maintenance. It retains sufficient integrity to contribute to the historic district. Despite its poor condition due to weathering and lack of maintenance, the breakwater remains a significant resource and contributor to the district.

Beginning in 2009, a series of legal actions were taken to protect populations of seals and sea lions who regularly haul out onto the beach, principally during pupping season. On April 12, 2013, a judge ruled that a year-round rope barrier could be installed to keep visitors away from the seals. The City of San Diego maintains this rope barrier and closure of the beach from December 15 to May 15, identifying the site as a mammal rookery.<sup>57</sup>

**30. South Casa Beach  
1931**

**One Contributing Site  
Photo 26**

South Casa Beach shows evidence of engineering associated with the Children's Pool. To shore up the deteriorating bluff on the north side of South Casa Beach, and to preserve blufftop access to the breakwater, two caves were filled with cement.

The second evidence of engineering associated with the Children's Pool is a massive set of steps allowing people to move between the Children's Pool and South Casa Beach. Made of composite material, The steps, mirror the design and materials of the Children's Pool retaining wall stairs. The steps led from the south end of the breakwater to the beach. At some point, the bluff connecting the breakwater to the steps deteriorated, isolating the steps.

While the steps were part of Savage's design for the Children's Pool, their condition has deteriorated so badly that integrity has been lost, and the steps are classified as noncontributing. South Casa Beach also contains a noncontributing post-period of significance stairway.

*Alterations*

The permanent 1931 closure of the sluice gates at the Children's Pool breakwater has stopped seawater from sweeping away the accumulated sand at South Casa, with the result that the beach has expanded notably.

**31. Casa de Mañana Hotel (HRBS #212)  
849 Coast Boulevard, 1924**

**One Contributing Building  
Photos 26, 27, 28, 29; Figures 18, 19**

In 1923, Isabel Hopkins, a wealthy socialite from Colorado, purchased Block 56 of the La Jolla Park subdivision to construct a 100-room hotel and cottages. The locally designated hotel is

<sup>57</sup> "Children's Pool," The City of San Diego <https://www.sandiego.gov/lifeguards/beaches/pool> (accessed April 20, 2023); Leilani Konrad and Arielle Levine, "Controversy over Beach Access Restrictions at an Urban Coastal Seal Rookery: Exploring the Drivers of Conflict Escalation and Endurance at Children's Pool Beach in La Jolla, CA," Marine Policy 132 (October 2021) <https://doi.org/10.1016/j.marpol.2021.104659> (accessed April 20, 2023), 4-6.

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located across the street from the Children's Pool. Hopkins hired Master Architect Edgar V. Ullrich from Colorado Springs to design and manage the construction of the Spanish Revival hotel. Ullrich proceeded to construct a small office at the southern end of the block to supervise construction of the hotel.<sup>58</sup> In 1953, Hopkins sold the hotel for \$5 million to Pacific Home Corporation of the Methodist Church, later part of the Front Porch retirement community.<sup>59</sup>

The original hotel forms the historic core of the retirement community. In 1987, the Casa de Mañana hotel building, Ullrich's office at 722 Coast Boulevard, and two cottages located at 809 and 825 Coast Boulevard were designated by the City of San Diego Historic Site Board on the basis of the properties' historical association with Isabel Hopkins and for their association with Master Architect Edgar V. Ullrich.<sup>60</sup> Between 1956 and 2000 the two cottages were incorporated into a series of villas, and three buildings were added, all of which are identified as noncontributors to the district.

The following description provides an overview of the defining characteristics of the properties described by Anthony A. Ciani in 1987, with additional comments added following a site visit in 2022.<sup>61</sup> Casa de Mañana is located about fifty feet from the coastal bluff, across from the Children's Pool, and occupies the irregular island-like shape of the block. The Main Building is a one and two-story Spanish revival building, whose façade is staggered along the curvilinear street and coastal promenade. As viewed from the Children's Pool, the left side of the northwest façade has a two-story gabled wing, dominated by three large, arched windows under a small balcony. To the right and setback is a long, one-story wall with a series of twelve arches separated by Moorish-looking spiral columns. The clay tile roof of this section terraces back to a two-story stucco wall, punctuated by relatively small windows. Several architectural features are repeated throughout the main building and can be seen from the terrace.

Typical design characteristics include:

- Broad stucco surfaces with deeply set unadorned windows or doors, and occasional ornate stucco grillwork over window or door openings
- A shallow balcony with wooden balustrades supported by shaped stucco brackets
- Alternating arched top windows and/or doors with flat tops
- Typical windows are wood frame with wood sash casements; single lite casements with occasional double hung windows are the dominant types
- Typical doors are wood frame and wood panel with many single-lite French doors

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<sup>58</sup> *La Jolla Light and La Jolla Journal*, September 28, 1923. The name of the hotel is seen variously in the 1920s as Casa Mañana and Casa de Manana.

<sup>59</sup> Front Porch consists of ten full-service retirement communities that serve 1,900 people in California and two adult living communities converted from military housing, serving more than 350 seniors in Louisiana and Florida.

<sup>60</sup> Ron Buckley, "Project/Issue: Casa de Manana, Staff Report to the Historical Site Board, City of San Diego," October 16, 1987.

<sup>61</sup> City of San Diego, "Casa de Manana," Nomination to the Historical Site Board Register, No. 212, 213, Historical Resources Board Staff Report, prepared by Anthony A. Ciani, October 16, 1987.

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- Large arched windows and doors were originally an arched transom window over the door or window below

The main building, Casa Madre, is a square atrium with two north-facing wings connected by an arcade. The northeast façade is highlighted by a U-shaped courtyard with a one-story arcade connecting the two-story wings of the building. The building is stucco with flat arches springing from simple stucco columns. In 2000, there was a reconstruction of the north wing of the original hotel building. A three-story, stucco building, with approximately 57,000 sq. ft. wing (including underground garage) was added to the northeast corner of the original hotel. The Casa Norte wing wraps around an original 820 sq. ft. arched walkway and adjoins the main building.

The south façade of the building can be viewed from Coast Boulevard South. This is often referred to as the rear of the building because the service areas are located on this side. This façade can be seen as two halves: the east half is a two-story section of the hotel overlooking an old rose garden; at the west half are located the one-story hotel services.

At the center of this façade, a two-story bay of the hotel projects toward the street, thus separating the service functions from the hotel rooms and rose garden. A two-story wall of the hotel overlooking the garden is graced by multiple small balconies with alternating arched openings. The service areas and maintenance areas are tucked into the grade and their low-scale, tile roofs are arranged in a random pattern reminiscent of a small Spanish village.

The hotel boundaries follow South Coast Boulevard, to encompass the original block occupied by the hotel. Originally, the service area dominated the southwest corner of the original hotel. Along South Coast Boulevard, on the east side of the original hotel, are two newer buildings not included as hotel district resources: La Casita, 1953 (13,598 sq. ft. on three floors) and Casa Contenta 1960 (11,359 sq. ft. on four floors), preventing the casual visitor from accessing the walkways, courts, and pool. The pool was built in 1941 and records indicate it was remodeled in the early 1950s. The southwest façade is less noticeable for the most part, and it is the face of the building that has received most of the alterations.

At the northwest corner (best viewed from the original loop driveway off Coast Boulevard) is the entrance and hotel lobby. An arcade and dining room were added in 1960 to a portion of the west façade. The entry doors are under the end of the arcade that extends across the face of the dining room. The addition is of a contemporary Spanish design and is one-story high, thus easily distinguished from the two stories of the original hotel.

### *Alterations*

After 1940, the swimming pool was added to the hotel. In the 1950s, after Pacific Homes acquired the building, fire escapes and doors were installed, and steps converted to ramps. Service areas were remodeled in 1952 and a shuffleboard court was added in 1956. In 1960, the glass windbreak was added to the dining room wing and the entry arcade was added. In 1964, the service area was remodeled to add maintenance buildings. Remodeling at the southwest corner of the block partially obscure the original entrance to the hotel building. The primary changes to the

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windows are the replacement of the wooden sash by aluminum sash windows and aluminum screen doors. Canvas awnings have been attached above many of the windows.

The condition of the Main Building is good and architectural integrity has been retained despite the change in use and alterations. The primary alteration has been the addition of the dining room and arcade located at the northwest corner of the building. It connects to the west side of the building in a 60-foot wide area. The total length of that façade is approximately 200 feet. The addition is one story using compatible materials in a contemporary version of the original and is therefore easily distinguished from the historic fabric. Four iron stairways have been added to certain second floor balconies for fire egress. These stairs, while barely noticeable, are simple utilitarian models that do not represent large additions or degrade the architectural character of the original building. Similarly, the ramp on South Coast Boulevard is non-intrusive.

Other buildings have been added to the property, kept apart from the hotel building, thus maintaining a physical and visual separation. The shuffleboard court adapted an outdoor terrace into a recreational area and is not seen to degrade the historic feeling or architectural integrity. The alterations are subordinated to the size of the original building. The remodeling and additions to the cottages at 809 and 825 Coast Blvd. have changed their original scale and character such that they no longer qualify as resources in the district. Newer buildings on the north and east sides of the original hotel are separated sufficiently that the hotel and the architect's office are preserved as contributors to the district.

**32. Edgar Ullrich Studio (HRBS #213)  
722 Coast Boulevard, 1923**

**One Contributing Building  
Photo 28; Figure 20**

Pacific Homes' purchase of the hotel included the three cottages built along the west facing frontage of La Jolla Park's Block 56. In 1923, at the most southerly tip of the block, Edgar V. Ullrich designed and built his own offices for overseeing the hotel's construction, in what he called the Hopi Style.<sup>62</sup> The cottage at 722 Coast Boulevard maintains a Southwest Pueblo Revival style. The main walls are slightly battered (sloped) with the entry wing wall sloping sharply inward toward the parapet roof. The parapets vary in height with rounded steps to create the illusion of a Hopi building. The doors and windows are set deeply into the walls to give the impression of an earthen building. The stucco walls are finished in a hand-hewn texture. The roof scuppers are styled to resemble a curved plaster (or wooden) water trough and project about a foot from the wall surface. The windows and doors are wood frame.

The cottages at 809 and 825 Coast Boulevard, constructed in 1926, were reconstructed and remodeled in 1990. The low one-story, simple stucco buildings, with a similar design to architect's offices, were remodeled and expanded into villas with a total of 13,598 sq. ft. and are described as noncontributors.

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<sup>62</sup> Bob Wilson (the architect's assistant), interviewed by Anthony A. Ciani, "Casa de Manana: A Historical Report," October 1987, 12.

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**33. Scripps Cobble Retaining Wall  
1914**

**One Contributing Structure  
Photos 29, 30; Figure 20**

Below the former estate of Ellen Browning Scripps is a large cobble retaining wall and a cobble drain outlet both situated on the bluff above the sea. Located north of the intersection of Cuvier Street and Coast Boulevard, the retaining wall is 370' in length. On the bluff side, at both ends, the wall starts at 1' in height and gradually increases to 18' 8" in height at the center. On the street side bordering the sidewalk, the wall varies in height from 3' 5" in the center to a few inches at either end. The wall functions to prevent erosion of the road underbed, channeling water while providing a safe walkway between the Children's Pool and the tidal pools to the south.

Three additional contributing structures installed during the Scripps period include a cobble drain outlet and stairs leading to the beach with decorative cobble entrance (contributing resources #34 and #35) and the remains of a small set of cement stairs (noncontributing resource #52) leading down the bluff to the beach. The stairs associated with a seaside pergola are no longer extant.

The retaining walls along Coast Boulevard, Cuvier Street, and the former Scripps property are identified in the 1921 and 1926 Sanborn Fire Insurance maps. The large retaining wall and a pergola with cement stairs can be seen at the north end of the wall in a 1922 aerial photo. Ellen Browning Scripps financed the construction of the retaining wall situated on the seaward side of her property between 1914 and 1916. She described this as her "sea wall." She hired engineers and workmen to grade approximately 1000 ft. of Coast Boulevard and to build the cobblestone retaining wall and the sidewalks on both sides of Coast Boulevard. She also had a drain installed to prevent flooding at the dip in the road just below her property. In 1920, she financed the construction of a pergola above the bluff stairs near the sea wall.<sup>63</sup>

*Alterations*

The City of San Diego maintains the large retaining wall, replacing occasional cobbles. The entire structure is intact, retains integrity, and is an important contributor to the district. The small cobble wall with drain also appears intact. These structures are significant for their association with the Ellen Browning Scripps estate and retain sufficient integrity to be included in the district. The broken and crumbling cement stairs, associated with the former Scripps pergola, no longer retain integrity, and are described as a district noncontributor.

**34. Scripps Cobble Drain Outlet  
Circa 1914**

**One Contributing Structure  
Photo 32**

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<sup>63</sup> Ellen Browning Scripps (hereafter EBS), Accounting Diary, Sept. 2, 7, 1914, Ellen Browning Scripps Collection, Denison Library, Scripps College (hereafter EBSC), Drawer 23, Folder 17; EBS to J.C. Harper, October 7, 1914, EBSC, Drawer 1, Folder 89; EBS, Accounting Diary, Feb. 2, 18, April 3, 5, July 8, Aug. 28, Nov. 4, 1916, EBSC Drawer 7, Folder 1; EBS Diary, Feb. 1, Mar. 14, 22, June 8, 24, 25, Nov. 30, 1916, EBSC Drawer 23, Folder 20; EBS, Accounting Diary, Feb. 10, 1920, EBSC Drawer 7, Folder 5.

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The cobble drain outlet is located at the southern end of the Cobble Retaining Wall, down the face of the sea bluff. It measures approximately 15' across and varies in height from 1' to 6' at the center drain. The drain was connected at the base of Cuvier Street, where it meets Coast Boulevard, assuring proper drainage from the former Scripps property and the hospital and school buildings constructed about the same time in the village above.

**35. Whale View Point Stairs at Flat Rocks  
1920s**

**One Contributing Structure  
Photo 33; Figure 21**

Located 0.15 mile south of the Cobble Retaining Wall is a small, curved cobble wall and stairs leading to a beach and rocky point called Whale View Point. At the base of the stairs is a large series of flat rocks with tide pools that have been used for decades for tide pooling. The Sanborn Fire Insurance Maps from the 1920s, as well as photographs of the period, document the use of cobbles and cement in the construction of walls and stairs, suggesting that the Whale View Point stairs are contemporaneous with the Scripps Cobble Retaining Wall.

*Alterations*

The stairs with cobble entry at Whale View Point are used frequently. While the small decorative cobble wall at the top has lost some of the cobbles, the entry posts are intact, and while cement has deteriorated in the composite stairs, they retain their integrity from the period of significance.

**Noncontributing Resources**

36. Devil's Slide Cobble Drain
37. Devil's Slide Stairway Section
38. Goldfish Point Viewing Platform
39. Cove Beach Lifeguard Tower
40. Ellen B. Scripps Comfort Pavilion
41. Children's Pool Belvedere
42. Children's Pool Lifeguard Tower and Comfort Station
43. South Casa Beach 1931 Staircase
44. South Casa Beach Post-1940 Cement Stairs
45. Casa de Mañana - Casa Norte
46. Casa de Mañana - Casa Contenta
47. Casa de Mañana - La Casita
48. Casa de Mañana - Villas
49. Stair Remains from Scripps Pergola
50. Guard Walls/Rails

**36. Footbridge Cobble Drain  
1920s**

**One Noncontributing Structure**

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On the northwest side of the Devil's Slide Footbridge are sections of a cobble drain measuring approximately 15' in length x 4' in width. Constructed to collect run-off from the adjacent hillside in the 1920s, sections of the drain have washed away. While still functioning to capture rainfall, the drain is a noncontributor due to loss of integrity.

**37. Devil's Slide Stairway Section** **One Noncontributing Structure**  
**1899**

Photographs from the 1900s show steep stairs built down the face of Devil's Slide as a tourist attraction by the San Diego, Pacific Beach, and La Jolla Railway Co. Through the 1950s, the stairs extended to the beach, providing access to the caves, seashells, fossils, and abalone along the shoreline. Only a 6' stair section remains, surrounded by a protective wood rail fence at the north end of the Devil's Slide Footbridge. While a souvenir of the earlier larger structure, the stair section has insufficient integrity to contribute to the district.

**38. Goldfish Point Viewing Platform** **One Noncontributing Structure**  
**1996-1997**

A square wood platform measuring 10' x 10' with benches in the interior was built on the east side of Goldfish Point in 1996-1997. The City of San Diego approved the project as part of Coast Boulevard Park improvements with funds provided by the La Jolla Community Fund in honor of the 50<sup>th</sup> anniversary of the La Jolla Rotary Club.<sup>64</sup> The structure postdates the period of significance.

**39. Cove Beach Lifeguard Tower** **One Noncontributing Structure**

The 80 sq. ft. lifeguard tower built at the back of The Cove beach replaces several early wood and cement structures. The 2015 tower has a steel frame, with wood siding on a concrete cantilevered base and was built outside of the period of significance.<sup>65</sup>

**40. Scripps Park Comfort Station** **One Noncontributing Building**

Built in 2021, the Scripps Park comfort station is 1500 sq. ft., 11.5' high, made of wood, cement block, and steel.

**41. Children's Pool Belvedere** **One Noncontributing Building**

The belvedere located above the south end of Children's Pool is a privately funded replica of the historic Scripps Park belvederes, built between 1987 and 1990.<sup>66</sup>

<sup>64</sup> Council of The City of San Diego Resolution #287857, adopted September 30, 1996.

<sup>65</sup> Ashley Mackin-Solomon, "La Jolla's Lifeguard Towers," *La Jolla Light*, May 30, 2014.

<sup>66</sup> Diane Kane, "La Jolla Children's Pool Historic District: Nomination to the National Register of Historic Places," Draft, April 2019; Anthony Ciani, "Windansea - La Jolla Strand Belvedere Historic Recreation," letter to Friends of Windansea c/o Jim Neri, March 18, 2020, 10.



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**42. Children's Pool Lifeguard/Comfort Station**

**One Noncontributing Building**

The 1,900 sq ft glass, steel, and cement facility opened in June in 2016 and was plagued with construction issues following its opening.<sup>67</sup>

**43. South Casa Beach 1931 Stairs**

**One Noncontributing Structure**

When Hiram Savage constructed the Children's Pool Breakwater, he built a staircase that extended to the adjacent beach to the south. The approximately 20' high x 30' wide composite cement structure has severely deteriorated from the pounding effect of the sea and lack of maintenance since its construction in 1931. The resource has lost integrity as a result of the physical deterioration.

**44. South Casa Beach Post-1940 Cement Stairs**

**One Noncontributing Structure**

A set of cement stairs extends from the walkway above South Casa Beach for a distance of 34 feet to the beach. Where the stairs meet the sand, the 1949 cement stairs overlay a group of ten deteriorated composite stairs made of the same material as the Children's Pool seawall. The 1949 stairs were built over the older stairs after the period of significance.

**Casa de Mañana Additions**

**Four Noncontributing Buildings**

Following the purchase of Block 56 of the La Jolla Park subdivision by the Pacific Homes corporation, the historic Casa de Mañana Hotel and nearby cottages were impacted by the increased expansion of the retirement community. The original hotel was maintained as the historic core while multiple story apartments were built to the north and behind the building. The new buildings were constructed with stucco exteriors, primarily with parapet or flat roofs with some use of terracotta roofs and balconies.

**45. Casa Norte.** In 2000, a three-floor, 57,324 sq. ft. underground garage was added north of the original hotel.

**46. Casa Contenta.** In 1960, a four-floor, 11,359 sq. ft. building was built behind the original hotel along South Coast Boulevard.

**47. La Casita.** Built in 1953, La Casita is a three-floor, 13,598 square foot building, constructed of stucco with parapet and terra cotta roofline.

**48. The Villas.** In 1990, the 1920s cottages were remodeled into a series of one-story villas totaling 13,598 sq. ft.

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<sup>67</sup> Ashley Mackin-Solomon, "Brand New Children's Pool Lifeguard Tower Closed Amid Rats, Rust, Sewage," *La Jolla Light*, October 7, 2016.

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#### **49. Stair Remains from Scripps Pergola**

#### **One Noncontributing Site**

Aerial photographs from the 1920s show a white pergola, with cement stairs leading to the beach, on the bluff below the Ellen Browning Scripps property. All that remains of the pergola and stairs is a small group of five cement stairs in deteriorated state, with insufficient integrity to contribute to the district.

#### **50. Guard Walls/Rails**

#### **One Noncontributing Structure**

The paved walkway from the southern end of Coast Boulevard along the length of Coast Walk in the north passes along points where there are precipitous drops to the sea and coastal bluffs. At different points along the shoreline and bluffs, various styles of post-period of significance protective barriers have been built, repaired, and rebuilt. They are constructed of cement in some areas, and in many areas with wood rails or posts and chain.

#### **Integrity**

##### *Location*

All contributing resources remain in their original locations and retain their original orientations. The configuration of resources within the district has not changed. The district retains integrity of location.

##### *Design*

The district reflects the aesthetics of picturesque suburban planning and the City Beautiful movement that applied principles of order and harmony to the urban landscape, in this case, the coastal village of La Jolla. The central unifying artery is the curvilinear Coast Boulevard, identified on the 1887 Subdivision Map for La Jolla Park. The picturesque roadway provided the kind of vistas admired by landscape designers such as Frederick Law Olmsted. Coast Boulevard and the Coast Walk trail are punctuated by stairways connecting the village to the coast. Curving paths through Scripps Park mirror organic patterns found in nature and lead walkers along the edge of the coastal bluff. Buildings and structures along the boulevard are oriented to provide a variety of views of the coast. The built environment reflects architectural styles popular in early twentieth century Southern California: Arts & Crafts Bungalow, Spanish Colonial Revival, and California Ranch. The design of the historic district enhances the region's distinctive topography and embodies a dynamic cultural landscape. The district retains integrity of design.

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### *Setting*

The setting of the district has changed due to the construction of modern high-rise buildings along the coast and the elimination or renovation of some historic resources. There remains, however, tangible evidence of the district's origins as a vacation community composed of small homes available for sale or rent. During the 1887 to 1940 period of significance, bungalows clustered together on the slopes overlooking the Pacific Ocean. Four-story hotels like Hotel Cabrillo and La Valencia were constructed along Prospect Street to take advantage of the views. The architectural aesthetic ranged from Arts and Crafts to Spanish Revival. In the 1960s, high-rises began to replace many of the old cottages located between the village and the coast. Some people admired La Jolla's changing skyline; others bemoaned the "walling off of our precious coastline."<sup>68</sup>

In the 1970s, building code changes prevented the construction of further high-rises with the result that Arts and Crafts bungalows continue to exist alongside more modern resources. The area around Ellen Browning Scripps Park is most impacted by the development and renovation of nearby hotels and condominiums. Other parts of the district retain a high degree of historic character, including the section of Coast Boulevard south of the Children's Pool, South Casa Beach, Casa de Mañana, the former Scripps estate, and across from Whale View Point.

Architects and developers have shown increasing sensitivity to the historic character of the area, including scaled-down luxury condominiums in the Arts and Crafts style on the site of the former Green Dragon Colony, just south of the Cave Store outside the nomination boundary.<sup>69</sup>

The district's unique marine resources continue to attract coastal birds and wildlife such as seals and sea lions. That aspect of the setting remains unchanged. Increased tourism has led to documented encounters between humans and wildlife, resulting in the aforementioned year-round closure of Point La Jolla and seasonal closure of The Children's Pool by the City of San Diego and the California Coastal Commission.

At the northernmost part of the district, Coast Walk remains a winding dirt path above the caves. It is easy to ignore the presence of houses set back far from the bluff and feel as if one is traveling back in time to the early twentieth century. Coast Boulevard and Coast Walk, with their open vistas toward the sea and coastline, provide visual continuity and remain as they looked one-hundred years ago, contributing to integrity of setting.

### *Materials*

Nearly all the built resources in the district incorporate historical materials from the time of construction. The City of San Diego's Historic Resource Board mandates that designated

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<sup>68</sup> Corey Levitan, "How this La Jolla High-Rise Got Built," *La Jolla Light*, July 31, 2019; Carol Olten, "939 Coast: Gulliver's High-Rise Revisited," *Timekeeper: The Official Newsletter of the La Jolla Historical Society* 32, no. 2 (Summer 2013), 5; Gloria Self, "The Council's Tragic Decision on La Jolla High-Rise," *San Diego Magazine* 26, no. 1 (November 1973), 110.

<sup>69</sup> Corey Levitan, "Conjuring the Green Dragon: Developer Addresses La Jolla's Most Historic Site," *La Jolla Light*, July 10, 2019.

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buildings such as the Devil's Slide Footbridge and the Adult Recreation Center follow the Secretary of the Interior Standards. Casa de Mañana retains its historic fabric despite expansions. Within the district, two new lifeguard towers and a new comfort station are built from modern materials. Updated paving materials have been used on walkways, new low guard walls built of cement and cobbles have been built on several blufftop points, and new wood railings have been installed. Materials and design are required by the City of San Diego to be appropriate to the setting and historic character of the district. The district retains integrity of materials.

### *Workmanship*

Heritage plantings, designed landscape elements, and contributing buildings and structures retain a high level of appropriate design and workmanship. The stairs and breakwater at the Children's Pool, the Adult Recreation Center, the placement and design of the belvederes, and craftsman-style woodwork seen in the cottages and the Cave Store are characteristic of the period of significance. The thoughtful selection of historic plantings is evidenced by their ability to thrive in a coastal environment prone to high winds, prolonged periods without rainfall, and heavy storms. The cottages and the commercial buildings like the Cave Store reflect early twentieth-century aesthetics. The district retains integrity of workmanship.

### *Feeling*

Located above some of the most dramatic coastal scenery in California, the district continues to evoke a sense of the era when Craftsman bungalows dotted the hillside and Model-T Fords maneuvered the narrow and winding Coast Boulevard. The district encourages the contemplation of nature, with sweeping views of the ocean framed by belvederes, palm trees, and sweeping green lawns. At all times of day, people can be seen strolling along the sidewalk or leaning against the wooden railings, gazing at the spectacular coastal scenery. Generations of *plein air* artists and photographers have worked to capture the many different vantage points. An increasingly large number of tourists make their way to La Jolla to view the seals and seal lions that haul out on the beaches and coastal rocks. The district also fosters the desire to play. People swim, sunbathe, engage with marine life, look for seashells, picnic, and play frisbee. The district lends itself to the expression of more complex emotions, from grief to joy. Weddings and memorial services take place in Cuvier Park, against the backdrop of crashing waves and the cry of gulls. The district is a place to recall the past, embrace the present, and mark beginnings and endings. The district retains integrity of feeling.

### *Association*

La Jolla Park Coastal Historic District is directly associated with the planned design of 1887 La Jolla Park. With great foresight the town's founders set aside the entire length of the coastal bluffs and beaches for public use. La Jolla's association with the ocean led the California Coastal Act to designate the town as a "special community," one which serves as a prime visitor destination. The district retains integrity of association.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

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

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT  
ENTERTAINMENT/RECREATION

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1887-1940

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1887

1931

1939

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

Requa, Richard S.

Ullrich, Edgar V.

Johnson, William Templeton

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

La Jolla Park Coastal Historic District is eligible for the National Register of Historic Places at the local level of significance under Criterion A in the areas of Community Planning and Development and Entertainment/Recreation. The contiguous coastal parkway shaped the development of the picturesque suburb of La Jolla; led to the construction of small cottages, bungalows, and hotels; and was the center of entertainment and leisure activities. Ellen Browning Scripps Park, a 5.6-acre public park, provided access to La Jolla Cove, one of the few naturally protected swimming areas along the coast. Locals and tourists gathered to socialize and engage in leisure activities such as shell collecting and bathing. The period of significance begins in 1887 when La Jolla Park was subdivided, roads constructed, and residential and business lots auctioned off in a celebratory manner. Additional significant dates include completion of the Children's Pool in 1931 and construction of La Jolla Adult Recreation Center in 1939. The period of significance ends in 1940 when the last of many recreational buildings was constructed and community development began to focus on areas further from the coast.

**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

### Prehistory

La Jolla was the location of a large habitation area known to early Kumeyaay inhabitants as *Mut kula xuy/Mut lah hoy ya* (place of many caves). In the early twentieth century, excavations at La Jolla Cove revealed Native American artifacts, including metates, stone utensils and other relics.<sup>70</sup> The Spindrift Archaeological Site (SDI-39), north of the district boundary, is a prehistoric village with artifacts such as ceramics, shell beads, and milling tools together with human remains.<sup>71</sup> After relocation due to landscaping, a Kumeyaay bedrock mortar, or metate used for grinding grain or herbs, was reinstalled south of the Scripps Cobble Retaining Wall following an expansion of the sidewalk.<sup>72</sup>

<sup>70</sup> City of San Diego and IS Architects. "A Cultural Resources Study for 1834 Spindrift Drive," June 1, 2018, 3.0-9; Carmen Lucas with Courtney Ann Coyle, "A Tribal Historical Context of Spindrift's Status as an Archaeological Resource," *Timekeeper: The Official Newsletter of the La Jolla Historical Society* 28, no. 4 (Winter 2009): 16; Max Watson, "Historic Indian Camping Ground Discovered," *San Diego Union*, January 1, 1916, 4; "La Jolla Charms Won Indians of 2000 Years Ago," *San Diego Union*, January 1, 1916, 4.

<sup>71</sup> "A Cultural Resources Study for 1834 Spindrift Drive," 3.0-14. Spindrift Archaeological Site has been designated as historic by San Diego's Historical Resources Board. "Historical Landmarks Designated by the San Diego Historical Resources Board," <https://www.sandiego.gov/sites/default/files/legacy/planning/programs/historical/pdf/landmarklist.pdf> (accessed June 2, 2022).

<sup>72</sup> Ashley Mackin-Solomon, "Kumeyaay Artifact in La Jolla is Blessed in Tribal Ceremony," *La Jolla Light*, October 25, 2021. Walter Lieber recalled that metate stones were found when Prospect St. was first graded, "showing that Indians had lived here." Howard S.F. Randolph, *La Jolla Year by Year*, 2<sup>nd</sup> ed. (La Jolla: Library Association of La Jolla, 1955), 82.

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## Community Planning and Development

### *The Railroad Suburb*

La Jolla is a historic residential suburb shaped by the evolution of technological mobility, starting with the railroad. In the late nineteenth century, the railroad turned regional development upside down, bringing people not to established towns but to remote places of natural beauty.<sup>73</sup> In these places, developers established both tourist facilities and picturesque or beautiful suburbs that drew on the visual principles of the Romantic landscape movement.<sup>74</sup> The La Jolla Park Coastal Historic District was the focal point for a picturesque suburb consisting of small cottages, bungalows, hotels, and commercial buildings.

In the mid-1880s, the anticipated arrival of the Southern Pacific and Santa Fe Railroads led to a real estate boom along the Southern California coast. Competition between the two lines resulted in cheap fares and abundant advertising. Agents for the railroads, together with speculators, purchased thousands of acres with the expectation that the population of the region would grow exponentially. Historians describe this as “the Boom of the 80s.”<sup>75</sup>

La Jolla, a remote area best known for its natural scenery, was targeted by developers for the construction of tourist facilities and residential housing. In the 1870s and 1880s, La Jolla’s caves and coastline had drawn tourists willing to camp along the coast. Entrepreneurs speculated that the eventual arrival of the railroad would bring both visitors and potential residents.

Frank T. Botsford, a 35-year-old stockbroker, recognized the potential of La Jolla real estate. He arrived in San Diego from New York in January 1886 with his wife Adelaide. After visiting La Jolla, he purchased four hundred acres of land along the coast (Pueblo Lot 1282 and portions of Pueblo Lots 1283 and 1284) at \$5.50 per acre. Within a month, he sold undivided quarter interests to both George W. Heald and Charles S. Dearborn. In December 1886, Botsford and Heald contracted with the Pacific Coast Land Bureau to survey, subdivide, and market their property, which they named La Jolla Park.<sup>76</sup>

La Jolla was subdivided by the Pacific Coast Land Bureau (PCLB), an agent for the Central and Southern Pacific Railroads, drawing on the principles of nineteenth century suburban planning. Founded by promoter Wendell Easton in 1881, PCLB became one of the “largest and most successful land-development companies in nineteenth-century California.”<sup>77</sup> It established an

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<sup>73</sup> Dona Brown, *Inventing New England: Regional Tourism in the Nineteenth Century* (Washington, DC: Smithsonian Institution Press, 1998), 5, 62.

<sup>74</sup> David L. Ames, “National Register Bulletin: Historic Residential Suburbs,” U.S. Department of the Interior, National Park Service, National Register of Historic Places (September 2002), 38.

<sup>75</sup> Glenn Dumke, “The Boom of the 1880s in Southern California,” *Southern California Quarterly* 76, no. 1 (Spring 1994): 99-114.

<sup>76</sup> Randolph, *La Jolla Year by Year*, 2-3; Patricia A. Schaelchlin, *La Jolla: The Story of a Community, 1887-1987* (La Jolla: Friends of the La Jolla Library, 1988), 38-46.

<sup>77</sup> Richard J. Orsi, *Sunset Limited: The Southern Pacific Railroad and the Development of the American West, 1850-1930* (Berkeley: University of California, 2005), 106.



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office in San Diego in 1885 with Robert J. Pennell as manager and auctioneer and proceeded to subdivide and sell properties throughout the county.<sup>78</sup>

The period of significance begins in 1887, when PCLB subdivided 400-acres of land located above eroded sea cliffs and small pocket beaches, a site that offered some of the most dramatic coastal viewpoints in Southern California. The name of the subdivision, La Jolla Park, indicated that the natural space along the coastline would be set aside for human recreation, health, and engagement with nature. Public space included the namesake La Jolla Park, located above a sheltered cove. In 1887, the land was graded, roads were scraped, and signage put up. A key feature of the subdivision was a coastal road, 2.5 miles in length, that extended from Block 1 to Block 68.<sup>79</sup>

Along the coast, the blocks were irregular, drawing on the principles of picturesque suburban planning popularized by Frederick Law Olmsted.<sup>80</sup> Curved lines, not straight ones, suggested leisure rather than an “eagerness to press forward,” as Olmsted explained when drawing up plans for the suburb of Riverside, Illinois, in 1868.<sup>81</sup> Development was in keeping with the ideology of the American park movement.

To attract customers, PCLB engaged in an extensive advertising campaign for La Jolla Park, promising scenery that was “unexcelled on the Atlantic or Pacific Coasts,” a mild climate, an abundant water supply, and proximity to a Southern Pacific railroad stop.<sup>82</sup> R.J. Pennell commissioned large paintings of the caves, rocks, and surf at La Jolla and hung them in the window of his downtown office, over a large sign for the La Jolla auction.<sup>83</sup>

The “grand auction” was held on Saturday, April 30, 1887, overlooking The Cove.<sup>84</sup> PCLB arranged for stagecoaches to run between downtown San Diego and La Jolla, drummed up business with a mistral band, and organized a picnic lunch in the park. A 10’ x 16’ map was displayed and nearly 15,000 smaller maps distributed. The first lot sold, Lot 13, Block 59, was for the Hotel Cabrillo, beginning the growth of La Jolla into a tourist destination. The sale lasted three hours and brought in over \$60,000.<sup>85</sup>

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<sup>78</sup> In San Diego, the company undertook an extensive advertising campaign to sell newly available suburban tracts in Poway, El Cajon, National City, Encinitas, and La Jolla. They also auctioned off land on behalf of the Coronado Beach Company, developers of the Hotel del Coronado.

<sup>79</sup> Schaelchlin, *La Jolla*, 46.

<sup>80</sup> Ames, “National Register Bulletin: Historic Residential Suburbs,” 38-39.

<sup>81</sup> F.L. Olmsted and C. Vaux, “Plan for Riverside, Illinois, 1868,” in *America Builds: Source Documents in American Architecture and Planning*, ed. Leland M. Roth (New York: Harper & Row, 1983), 198.

<sup>82</sup> Advertisement, “Grand Auction Sale,” *San Diego Union*, April 28, 1887, 4.

<sup>83</sup> “City and Vicinity,” *San Diego Union*, April 20, 1887, 5. The artist may have been Albert Horatio Slade, an English-born painter who resided in San Diego between 1887 and 1891.

<sup>84</sup> “La Jolla Lands,” *San Diego Union*, April 30, 1887, 8.

<sup>85</sup> Schaelchlin, *La Jolla*, 56-63; “The La Jolla Sale,” *San Diego Union*, May 1, 1887, 1. The company president, Wendell Easton, told the audience that La Jolla was an established watering place, “Here we are in the wheel tracks and foot-prints of the pioneers of thirty years ago and we have rediscovered the popular resort of their time.” “The La Jolla Sale,” *San Diego Union*, May 1, 1887, 1.

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La Jolla Park, later Ellen Browning Scripps Park, is a 5.6-acre public park that served as the focal point for the development of the suburb. Parks or publicly accessible open spaces are characteristic of picturesque suburban planning. Located close to the sea-level Mammoth Caves, the park offered access to the sheltered La Jolla Cove and views of the sea arches and other rock formations along the coast. On the La Jolla plat map, the park was linked to the main commercial street, Grand Avenue (later Girard Street), so that residents and visitors could easily access the coast.

Coast Boulevard is a curvilinear road drawn along the entire coastal border of the subdivision. A vista drive is characteristic of late nineteenth century suburban planning, offering views of the bay, beaches, and natural rock formations. Recognizing the value of the coastal location, the PCLB acquired a parcel of land adjacent to the park (Block 57) with the intention of creating a resort hotel. They subdivided the west half of the block into small lots and cited a hotel overlooking The Cove.<sup>86</sup> In early 1887, the company built five ocean view “hotel cottages” above the coast on Prospect Street.<sup>87</sup> The 58-room La Jolla Park Hotel, begun in 1888, opened its doors to the public in the summer of 1893 and was destroyed by fire three years later.<sup>88</sup>

La Jolla soon became known as “a woman’s town.”<sup>89</sup> By 1890, the Southern California real estate boom had busted, leading many people (notably women) to purchase land in La Jolla at vastly reduced prices. Lila Almina Hamilton from Brooklyn swept up all the property still in the hands of the PCLB, nearly six hundred lots.<sup>90</sup> Small parcels of land were purchased by women with little cash to spare. Henrietta Vanhorn, a cook employed by a wealthy New York family, invested in real estate, and became a prominent member of La Jolla’s black community.<sup>91</sup> Anna Held, a German-born governess working for Ulysses S. Grant, Jr., bought lots with ocean views and developed an arts colony.<sup>92</sup> By 1911, women owned nearly forty percent of the land in La Jolla, most in the form of a few small lots.<sup>93</sup>

Tourism was vital to the local economy. Located fourteen miles from San Diego, La Jolla did not

<sup>86</sup> Advertisement, “La Jolla Park,” *San Diego Union*, February 8, 1888, 3.

<sup>87</sup> Schaelchlin, *La Jolla*, 64.

<sup>88</sup> Schaelchlin, *La Jolla*, 68-69; Randolph, *La Jolla Year by Year*, 18. The new owners planned to plant several hundred ornamental and shade trees “to be set out in groups and artistic designs,” but the lack of a reliable water supply hindered their efforts. “Improvements at La Jolla,” *San Diego Union*, April 14, 1892, 5.

<sup>89</sup> Molly McClain, “The La Jolla of Ellen Browning Scripps,” *The Journal of San Diego History* 57, no. 4 (Fall 2011), 6.

<sup>90</sup> City of San Diego, Lot Books, 1892-1893, Lot Book 25; 1895, Lot Book 33; Schaelchlin, *La Jolla*, 64-69.

<sup>91</sup> Cristin M. McVey, “Traces of Black San Diego, 1890-1950” (PhD diss, University of California, San Diego, 2004), 61.

<sup>92</sup> Bob Andrews, “The Green Dragon Colony, La Jolla, California,” research report for the La Jolla Historical Society, May 1973, LJHS Green Dragon Collection.

<sup>93</sup> In 1902, after the death of Lila Almina Hamilton and the distribution of her estate, women owned approximately twelve percent of the subdivision. By 1911, they owned nearly forty percent; in 1918, they owned forty-six percent. City of San Diego, Lot Books, 1902, Lot Book 61; Lot Books, 1912-15, Lot Book 108; Lot Books, 1916-1919, Lot Book 122. By way of contrast, in 1911, twenty-five percent of the real estate in Ocean Beach was in the hands of women. City of San Diego, Lot Books, 1912-1915, Lot Book 106.

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have an adequate supply of running water or any resource that could lead to the development of industry. Instead, it offered visitors spectacular views along a coastline reminiscent of the Italian Riviera. It faced stiff competition from Coronado, which boasted the single largest hotel in the world. Built at a time when climate was promoted as a cure for illness, the Hotel del Coronado attracted a wealthy East Coast clientele.<sup>94</sup>

The arrival of the railroad spurred the development of La Jolla's coastal area. In the summer of 1894, the San Diego, Pacific Beach, and La Jolla Railroad began taking people from Union Station to the depot at the intersection of Prospect and Fay Avenue. Visitors could step off the train and walk a short distance to either the hotel or La Jolla Park.<sup>95</sup> Across the street from the depot was the home of Ellen McGilvery Mills who became the village's first real estate agent.<sup>96</sup> Many people continued to pitch tents in the park. An article in *The Land of Sunshine* touted La Jolla as "A Tented City by the Tide" and "the favorite camping ground of nearly all San Diegans."<sup>97</sup>

#### *The Suburban Bungalow*

The district's three bungalows were developed after the subdivision of La Jolla Park and the arrival of the railroad. The bungalow, a particularly popular architectural style in La Jolla, conveyed "a sense of roughing it a bit."<sup>98</sup> Originating in British India, bungalows were built in English seaside communities in the 1870s and made their way to Southern California by the 1880s and 1890s as part of the "back-to-Nature" movement. While bungalows represented a rejection of bourgeois materialism and the pursuit of simplicity and harmony with nature, their construction was dependent on capitalist developments in finance and transportation.<sup>99</sup>

Brockton Villa was built in 1894, just months after the arrival of the railroad, by Dr. Joseph Rodes. A San Diego physician, Rodes considered the bungalow to be an ideal style of home for those seeking health benefits from San Diego's mild climate. A broad veranda bordered the bungalow on two sides and there were plenty of windows to provide light and air. He used Brockton Villa with his family as a vacation home until his untimely death in a fishing accident. The villa then became a rental property.<sup>100</sup>

The Red Rest and The Red Roost were also built in 1894. George J. Leovy, a New Orleans native and railroad man, built The Red Rest as a summer house for his family. John E. Fishburn,

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<sup>94</sup> Burke Ormsby, "The Lady Who Lives by the Sea," *The Journal of San Diego History*, 12, no. 1 (January 1966), <https://sandiegohistory.org/journal/1966/january/ladybysea/> (accessed April 30, 2023).

<sup>95</sup> Randolph, *La Jolla Year by Year*, 34-36; "The Last Spike," *San Diego Union*, May 17, 1894, 5.

<sup>96</sup> Schaelchlin, *La Jolla*, 78.

<sup>97</sup> "A Tented City by the Tide," *The Land of Sunshine* 5, no. 2 (July 1896): 84-85.

<sup>98</sup> G.W. Edwards, "The Word 'Bungalow': Whence it Came and What it has Come to Mean," *Indoors and Out* 4, no. 1 (April 1907), 13.

<sup>99</sup> Anthony D. King, *The Bungalow: The Production of a Global Culture*, 2<sup>nd</sup> ed. (New York: Oxford University Press, 1995), 133-134.

<sup>100</sup> "Dr. Rodes House/Brockton Villa," Nomination to the City of San Diego Historical Site Board Register, No. 286, prepared by Kathleen Kelley-Markham and Suzanne Lawrence, July 6, 1990, <https://sandiego.cfwebtools.com/images/files/CR%20286.pdf>

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a banker, owned Red Roost (originally called Neptune).<sup>101</sup> The bungalows' wide windows and expansive verandas took advantage of sea breezes.

Bungalows had a particular appeal to women, particularly those traveling without men. Hotel guests were expected to dress for dinner and socialize in large public spaces. Bungalows were much less formal. They offered privacy together with the opportunity to perform the kind of domesticity expected of women.<sup>102</sup>

Public access to the district furthered the development of cottages, bungalows, and hotels. Approximately one hundred homes were built between 1887 and 1900, most of them with names rather than street numbers. The population increased from zero in 1887 to 350 in 1900 and kept growing.<sup>103</sup> Anson P. Mills wrote in 1905, "La Jolla has grown a great deal in the past year, and is still growing."<sup>104</sup>

Many of the new residents were service workers and laborers who responded to the economic growth of the village. In 1913, nearly half of the La Jolla residents listed in the San Diego city and county directory were involved in some kind of trade.<sup>105</sup> They included white immigrants; blacks from the South and Midwest; Mexicans and native Californians; and people of Japanese, Chinese, and Filipino descent. In the words of one historian, this working-class community played "a vital role in establishing the new vision of La Jolla as a viable San Diego suburb."<sup>106</sup>

#### *Civic Improvement and the City Beautiful*

Several of the district's contributing resources were built around 1900 as part of a nationwide trend to improve and beautify cities and towns. The City Beautiful Movement, a progressive social reform campaign, reflected concerns about poor living conditions and unrestrained urban growth. It produced comprehensive urban planning that, among other things, ensured public access to nature in the form of parks, waterfronts, and beaches.<sup>107</sup> In San Diego, beautification efforts were spearheaded by businessman George M. Marston who commissioned landscape architects Samuel Parsons, Jr., and John Nolen to re-envision the city and its parks.<sup>108</sup>

<sup>101</sup> *La Jolla: A Historical Inventory*, introduction by Karen Sharpe [San Diego: s.n., 1977], [https://www.sandiego.gov/sites/default/files/la\\_jolla\\_survey\\_1977.pdf](https://www.sandiego.gov/sites/default/files/la_jolla_survey_1977.pdf)

<sup>102</sup> Brown, *Inventing New England*, chap. 3 passim.

<sup>103</sup> Schaelchlin, *La Jolla*, 70, 133.

<sup>104</sup> Anson P. Mills, Diary, January 21, 1905, La Jolla Historical Society. He earlier noted the reaction of Tracy N. Stebbins who returned to La Jolla in 1901 after having left in 1890: "I have been showing Stebbins around the place. He finds La Jolla greatly changed." Anson P. Mills, Diary, January 20-21, 1901, La Jolla Historical Society.

<sup>105</sup> McClain, *Ellen Browning Scripps*, 133.

<sup>106</sup> McVey, "Traces of Black San Diego, 1890-1950," 59-62. See also Descendants of La Jolla's Black Pioneers, *La Jolla, California Black Pioneers and Pioneer Descendants, 1880-1974* (San Diego: private printing, 2010); "La Jolla's Black Pioneers, Part 1: The Brief Rise of the Town's African-American Community," *La Jolla Light*, February 1, 2017 <https://www.lajollalight.com/news/sd-black-pioneers-part-one-20170131-story.html> (accessed November 2, 2022).

<sup>107</sup> Shen Hou, *The City Natural: Garden and Forest Magazine and the Rise of American Environmentalism* (Pittsburg: University of Pittsburgh Press, 2013), 3; William H. Wilson, *The City Beautiful Movement* (Baltimore: Johns Hopkins University Press, 1989), chap. 1 passim.

<sup>108</sup> R. Bruce Stephenson, *John Nolen, Landscape Architect and City Planner* (Amherst and Boston: University of

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John Nolen, landscape architect and city planner, took note of La Jolla's potential. In 1907, he was commissioned by the San Diego Chamber of Commerce to draw up a plan for the city's improvement. He identified La Jolla's coastal area as one of eight sites that should be included in a city-wide system of parks, describing it as "one of the most romantic and alluring spots on the coast."<sup>109</sup>

In 1902, La Jolla revitalized its improvement society and tasked it with promoting the area's recreational and tourist potential. The La Jolla Improvement Society, like other similar organizations nationwide, was inspired by Charles Mulford Robinson's *The Improvement of Towns and Cities* (1901), which encouraged local groups not to rely on experts and to make small-scale, incremental changes themselves.<sup>110</sup> The La Jolla Improvement Society met twice monthly to consider issues such as road repair, water supply, park enhancements, and the protection of the coastline. A significant number of women were involved in this organization, with the result that it was often referred to as the Women's Improvement Club of La Jolla.<sup>111</sup>

Ellen Browning Scripps played a key role in the society's efforts. A wealthy investor in the Scripps chain of newspapers, she had moved to San Diego from Detroit in 1891 and established a ranch at Miramar with her brother E.W. Scripps. In 1897, she moved to La Jolla and built a house called South Molton Villa (later the San Diego Museum of Contemporary Art) near Whale View Point.<sup>112</sup>

The society's first task was to ensure that La Jolla Park was recognized by the City of San Diego as a public park. This involved overcoming a legal challenge by owners of the former La Jolla Park Hotel who claimed that the park should be considered private property and sold to developers.<sup>113</sup> In 1903, La Jolla Park (later Ellen Browning Scripps Park) came under the jurisdiction of the San Diego Parks Commission. Belvederes, or rest-houses, on the bluffs were built between 1902 and 1908 as part of the La Jolla Improvement Society efforts to beautify the coastal area. The belvederes were placed along the shoreline so that people could view the scenery while remaining sheltered from the sun, wind, or rain.

The Improvement Society worked on cleaning up the shoreline that was often littered with tin cans and blackened campfires. The society placed rubbish bins in the park and organized a team

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Massachusetts Press, 2015), 79-92.

<sup>109</sup> John Nolen, *San Diego: A Comprehensive Plan for Its Improvement* (Boston: George H. Ellis Co., 1908), 74-75, 82-84.

<sup>110</sup> Wilson, *The City Beautiful Movement*, 41-48. See also, Charles Mulford Robinson, *The Improvement of Towns and Cities, or, The Practical Basis of Civic Aesthetics* (New York: G.P. Putnam, 1901).

<sup>111</sup> Founded in 1887, the La Jolla Improvement Society was tasked with enhancing the suburb. It funded its efforts by charging a small assessment fee to property owners. La Jolla revitalized its Improvement Society in 1902 after local resident Ellen Browning Scripps took her neighbors to task for failing to enforce their own rules. Randolph, *La Jolla Year by Year*, 58, 62-63; Schaelchlin, *La Jolla*, 48-49.

<sup>112</sup> Molly McClain, *Ellen Browning Scripps: New Money and American Philanthropy* (Lincoln: University of Nebraska Press, 2017).

<sup>113</sup> Schaelchlin, *La Jolla*, 48.

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of volunteers to keep the area clean.<sup>114</sup> Clean-up efforts were spurred, in part, by the popularization of the germ theory of disease. When it became known that tuberculosis-carrying cough droplets could survive even when dried, rubbish (always a nuisance) became a potential danger.<sup>115</sup>

Another project was the construction of staircases and walkways that allowed people to access the coast from the train depot on Prospect Street. A steep and sandy hillside at the corner of Girard Avenue and Prospect Street (later known as The Dip) was spread with shale and sidewalks were extended from the park to the top of the hill.<sup>116</sup> Around 1909, stairways and walkways were built to connect Prospect Street with Coast Boulevard. Tourist hotels funded the construction of staircases to provide their guests with access to natural scenery. This was an established practice that dated to the mid-nineteenth century.<sup>117</sup> Ocean View Lane Stairway linked the Colonial Hotel and Apartments (1913) with the coast. La Valencia Hotel Stairway connected La Valencia Hotel (1926) with The Cove.

The Improvement Society beautified La Jolla Park by planting trees and shrubs, some of which have become character-defining features. Monterey Cypresses, first planted in the 1890s, had survived. There was little else due to the lack of a consistent water supply. In 1906, horticulturist Kate O. Sessions gave a lecture sponsored by the Improvement Society in which she recommended plants best suited to the shoreline.<sup>118</sup> A salt-tolerant yellow ice plant (*Mesembryanthemum*) was planted on the border of the park, and little else. Samuel Parsons, Jr., noted the “beds of brilliant flowers,” and recommended additional improvements to make the park more than just “a bit of brown sand by the sea.”<sup>119</sup> In 1910, perhaps in response to Parsons’s criticism, character-defining Mexican Fan palms (*Washingtonia Robusta*) were planted in a line along Coast Boulevard, courtesy of local businessman Walter Lieber.<sup>120</sup>

La Jolla Park also became a site of civic memory. In keeping with the sensibility of the Progressive Era, La Jolla joined in the nationwide Abraham Lincoln’s Centennial Celebration (1909) by erecting a memorial flagstaff and inserting a bronze memorial tablet in a granite block.<sup>121</sup>

### *Automobile Tourism*

In the early twentieth century, the district was subject to urban planning efforts aimed at

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<sup>114</sup> “Summer Season at La Jolla,” *San Diego Union*, June 15, 1903, 5; “La Jolla Packs Christmas Box,” *San Diego Union*, December 19, 1904, 7; Martha Sabin Chase, “La Jolla’s Many Charms,” *San Diego Union*, January 1, 1905, 4; “Doings of the Week at La Jolla,” *San Diego Evening Tribune*, July 6, 1906, 3.

<sup>115</sup> Nancy Tomes, *The Gospel of Germs: Men, Women, and the Microbe in American Life* (Cambridge, MA: Harvard University Press, 1998), 94-97.

<sup>116</sup> “Summer Season at La Jolla,” *San Diego Union*, June 15, 1903, 5

<sup>117</sup> Brown, *Inventing New England*, 32.

<sup>118</sup> “La Jollans Quick to Aid San Franciscans,” *San Diego Union*, April 23, 1906, 5.

<sup>119</sup> “Make City Park Paradise of South, Urges Scenic Artist,” *San Diego Union*, July 7, 1910, 3. It is likely that Cooke’s landscaping plan included some of the trees and shrubs recommended by Samuel Parsons, Jr., in 1910.

<sup>120</sup> Hollins, et. al, “Scripps Park Then and Now,” 15.

<sup>121</sup> *Ibid*, 98-99.

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accommodating motor vehicles by paving and landscaping the scenic Coast Boulevard. Automobile tourism transformed La Jolla from a bohemian enclave into an international tourist destination with hotels lining the coast.

Automobiles existed alongside existing modes of transportation. The Los Angeles and San Diego Beach Railway (that replaced the San Diego, Pacific Beach, and La Jolla Railroad in 1906) operated until 1919 when it lost its franchise.<sup>122</sup> Residents relied on the autobus to get downtown until 1924 when the San Diego Electric Railway was extended to La Jolla.<sup>123</sup>

Early planning for the automobile involved the creation of scenic roads.<sup>124</sup> In 1907, relatively few people had cars given the expense of buying and maintaining them. A well-made car could cost \$3,500 (approximately \$106,000 in 2022 dollars).<sup>125</sup> That was expected to change. Across the country, urban planners were considering the construction of parkways intended for scenic, recreational driving. Early examples include the Long Island Motor Parkway (later the Vanderbilt Parkway), begun in 1906, and the Bronx River Parkway in 1907.<sup>126</sup>

In 1908, the San Diego Park Commission approved a plan for La Jolla Park that included grading and landscaping Coast Boulevard.<sup>127</sup> The plan had been created by landscape designer George Cooke who had come to San Diego in 1903 with Samuel B. Parsons, Jr., for the purpose of landscaping Balboa Park. San Diego's first park superintendent, Cooke was involved in countywide efforts to build tree-lined roads that embraced the region's natural topography.<sup>128</sup>

The Coast Boulevard Cobble Retaining Wall was built to prevent automobile traffic and drainage pipes from undermining the stability of the cliffs below Scripps' house. Scripps paid for the retaining wall that was built between 1914 and 1916. Recognizing that automobile traffic would necessitate sidewalks for pedestrians, Scripps also decided to take financial responsibility for grading 1000 feet of Coast Boulevard and adding sidewalks on both sides of the road. She hired builders to construct a cobblestone retaining wall on the north side of her property. In 1920, she

<sup>122</sup> R.P. Middlebrook, "High Road to La Jolla," *The Railway and Locomotive Historical Bulletin* 123 (October 1970), 72. 77.

<sup>123</sup> Randolph, *La Jolla Year by Year*, 120, 138.

<sup>124</sup> Stephenson, *John Nolen*, 87-91; James J. Flink, *America Adopts the Automobile, 1895-1910* (Cambridge, MA: MIT Press, 1970), 202-213; John Heitmann, *The Automobile and American Life* (Jefferson, NC: McFarland, 2009), chap. 4.

<sup>125</sup> "Automobile Catalogs, 1903-1915," New York Public Library, <https://www.nypl.org/collections/nypl-recommendations/guides/auto-catalogs-vol-29> (accessed June 14, 2022).

<sup>126</sup> Phil Patton, "A 100-Year-Old Dream: A Road Just for Cars," *New York Times*, October 9, 2008.

<sup>127</sup> "Plan La Jolla Improvements," *San Diego Union*, March 22, 1908, 20; "Work of Year in City Outlined in Annual Report," *San Diego Union*, April 8, 1908, 10. One quarter of the cost was paid for by La Jolla residents.

<sup>128</sup> Nancy Carol Carter, "Ambition and Service: The Life and Death of George Cooke," *The Journal of San Diego History* 62, no. 2 (Spring 2016), 163-164; Mary G. Marston, *George White Marston: A Family Chronicle*, Vol. 2 (Los Angeles: The Ward Ritchie Press, 1956), 25. Samuel Parsons, Jr., (1844-1923) was acquainted with Frederick Law Olmsted, Sr., and partnered with Calvert Vaux, landscape architect of the New York City Parks Department. He championed Olmsted and Vaux's vision in his many projects, including San Diego's Balboa Park. Richard W. Amero, "Samuel Parsons Finds Xanadu in San Diego," *The Journal of San Diego History* 44, no. 1 (Winter 1998).

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paid for the construction of a pergola above the bluff stairs near the sea wall.<sup>129</sup>

By the 1920s, automobiles were a common sight along the coast. “High powered cars are tearing up and down throughout the land,” reported the local newspaper.<sup>130</sup> In 1924, Coast Boulevard was paved with a mixture of gravel, sand, and cement, the first of many efforts to ensure automobile access along the increasingly fragile cliffs.<sup>131</sup>

Casa de Mañana capitalized on automobile tourism along Coast Boulevard. Isabel Morrison Hopkins developed the luxury hotel on an undeveloped coastal lot that previously had been used as a baseball field. Designed by architect Edgar V. Ullrich in the Spanish Colonial style, the hotel opened in 1924. In the 1920s and 1930s, Casa de Mañana boasted Hollywood movie stars and high-powered East Coast elites who flew in for the Del Mar racing season.<sup>132</sup>

Public access to the district encouraged further suburban development. The population of La Jolla expanded dramatically between 1900 and 1930, going from several hundred to nearly 4,000. A promotional article in *The San Diego Union* stated, “La Jolla is growing at least three times as fast as the remainder of San Diego, and it is attracting men and women of substantial means.” Nature remained the leading attraction: “La Jolla means environment that measures up to the hopes of finely discriminating people.”<sup>133</sup>

## Entertainment/Recreation

### *Nature and Leisure*

The district contributed to the development of the suburb of La Jolla by providing a public location for recreation and entertainment that ranged from passively viewing scenery to actively swimming, shell collecting, playing games, and engaging in social activities. Leisure activities provided Americans with a way of defining their social status and improving their physical and mental health.<sup>134</sup> Influenced by the writings of Ralph Waldo Emerson, among others, people saw nature as potentially restorative for both the individual and society.<sup>135</sup>

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<sup>129</sup> Ellen Browning Scripps Diary, June 3, 1911, Ellen Browning Scripps Collection, Denison Library, Scripps College (hereafter EBSC), Drawer 23, Folder 15; Ellen Browning Scripps, Accounting Diary, Sept. 2, 7, 1914, EBSC, Drawer 23, Folder 17; Ellen Browning Scripps to J.C. Harper, October 7, 1914, EBSC, Drawer 1, Folder 89; EBS, Accounting Diary, Feb. 2, 18, April 3, 5, July 8, Aug. 28, Nov. 4, 1916, EBSC Drawer 7, Folder 1; Ellen Browning Scripps Diary, Feb. 1, Mar. 14, 22, June 8, 24, 25, Nov. 30, 1916, EBSC Drawer 23, Folder 20; Ellen Browning Scripps, Accounting Diary, Feb. 10, 1920, EBSC Drawer 7, Folder 5.

<sup>130</sup> Schaelchlin, *La Jolla*, 175.

<sup>131</sup> Ellen Browning Scripps to E.W. Scripps, November 9, 1924, EBSC Drawer 3, Folder 9; “Coast Blvd. Work Starts in 30 Days,” *La Jolla Light and La Jolla Journal*, November 11, 1926.

<sup>132</sup> Schaelchlin, *La Jolla*, 147-149; “Casa Manana to be Artistic Hotel,” *La Jolla Light and La Jolla Journal*, August 24, 1923; Ashley Mackin-Solomon, “Casa de Mañana Celebrates 90 Years of History in La Jolla,” *La Jolla Light*, December 18, 2014.

<sup>133</sup> Schaelchlin, *La Jolla*, 133, 141, 167; “La Jolla—‘The Jewel’,” *San Diego Union*, January 1, 1925, 6.

<sup>134</sup> William Deverell, “Redemptive California? Rethinking the Post-Civil War,” *Rethinking History* 11, no. 1 (March 2007), 61-78.

<sup>135</sup> Tyler Green, *Carleton Watkins: Making the American West* (Berkeley: University of California, 2018), 144-145. See also his *Emerson’s Nature and the Artists: Idea as Landscape, Landscape as Idea* (Munich: Prestel, 2021).



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Many early residents and visitors were attracted to La Jolla's caves and rock formations. The seashore, among other sites, appeared to be "a transcendent realm beyond progress, civilization, and development."<sup>136</sup> Visitors sought the "sublime," a kind of thrill or pleasure provoked by viewing coastal cliffs, caves, and rock formations with such grandeur and complexity that they could not be fully understood—or controlled.<sup>137</sup>

The Cave Store allowed people to access La Jolla's sea caves, one of the most famous sites in Southern California.<sup>138</sup> Waves pounding into sandstone cliffs produced seven large, irregular caves that extended deep into the cliff and were connected by passageways with "abrupt niches, fantastic recesses, and majestic columns."<sup>139</sup> The site was named Mammoth Caves after the famed caves in west-central Kentucky that had become an international sensation in the 1850s.<sup>140</sup> The comparison was apt. Geologists describe La Jolla's sea-level caves as "unparalleled along the entire southern California coast."<sup>141</sup>

At first, the caves could be visited only during extremely low tides, disappointing many visitors. To make them accessible, civil engineer Gustav Schultz, together with two Chinese laborers, tunneled through the roof of the largest cave from the site of his residence, later the Cave Store, in 1902. He invited people to descend into the tunnel with a rope, charging a modest admission fee. A year later, he built a wooden stairway that allowed visitors to descend 145 steps into the sea cave. The Sunny Jim Tunnel and Cave remain open.<sup>142</sup>

Another attraction were the remarkable sea arches, long since collapsed. At South Casa Beach there were a series of stacks and sea arches, the most spectacular of which was Cathedral Rock. It went down with a roar in 1906.<sup>143</sup> Alligator Head appeared like a snout jutting into the sea at La Jolla Cove while the arch at Sphinx Rock looked like the silhouette of a mythical creature. The dramatic Arch Rock at Goldfish Point was a continuation of the La Jolla caves.<sup>144</sup> An early

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<sup>136</sup> Helen M. Rozwadowski, *Fathoming the Ocean: The Discovery and Exploration of the Deep Sea* (Cambridge: Harvard University Press, 2008), 3.

<sup>137</sup> Simon Morley, "A Short History of the Sublime," The MIT Press Reader, <https://thereader.mitpress.mit.edu/a-short-history-of-the-sublime/> (accessed May 20, 2022).

<sup>138</sup> "Improvements at La Jolla," *San Diego Union*, August 3, 1871, 3; "A Perilous Drive," *Los Angeles Herald*, July 25, 1878, 3. In the early twentieth century, a men's club known as the Cavemen maintained that "the caves of La Jolla are to the California sea coast what the giant redwoods are to the Yosemite." Carol Olten and Heather Kuhn, *Images of America: La Jolla* (Charleston, SC: Arcadia, 2008), 13.

<sup>139</sup> "La Jolla," *San Diego Union*, October 23, 1873, 4.

<sup>140</sup> Katie Algeo, "Mammoth Cave and the Making of Place," *Southeastern Geographer* 44, no. 1 (May 2004): 27-47.

<sup>141</sup> "A Tented City by the Tide," *The Land of Sunshine: A Magazine of California and the Southwest* 5, no. 2 (July 1896): 84-85; F.P. Shepard and G.G. Kuhn, "History of Sea Arches and Remnant Stacks of La Jolla, California," *Marine Geology* 51, no. 1 (1983), 141.

<sup>142</sup> Randolph, *La Jolla Year by Year*, 80; Nick Agelidis, "Gustav Schulz: The Photographer with a Past who Dug a Cave with a Future," *Timekeeper: The Official Newsletter of the La Jolla Historical Society* 37, no. 3 (Fall/Winter, 2018), 11; "About the Cave Store: La Jolla's Favorite Historic Landmark," <https://www.cavestore.com> (accessed May 30, 2022); Isabel Baresch, "Notes on the Sunny Jim Cave," unpublished MS, n.d., La Jolla Historical Society.

<sup>143</sup> Shepard and Kuhn, "History of Sea Arches," 140-141.

<sup>144</sup> Shepard and Kuhn, "History of Sea Arches," 147.

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visitor compared the “fantastic shapes and grotesque figures” with those found in the Garden of the Gods Park in Colorado Springs, Colorado.<sup>145</sup> In 1897, the elderly black porter of the Manitou Hotel assured a visitor, “Nature has been here, sir.”<sup>146</sup>

In the summer months, people spent their days fishing, swimming, and shell collecting. During the winter, people held picnics and cooked shellfish from extensive mussel and clam beds along the rocky shoreline. La Jolla Cove, a protected swimming area along the coast, was particularly attractive to those seeking to bathe in the sea, a practice that was thought to be highly therapeutic.<sup>147</sup>

Visitors described being invigorated by the sea air, an age-old remedy for illness. The salt content of sea air was thought to cleanse the body of impurities and aid respiration. Coastal breezes were also considered to be free of miasma, or foul air, thought to cause disease. A visitor to La Jolla described feeling “strengthened by every breath... I inhale it, remembering that health dwells in the salt smell and racy wind, and I fear no brooding miasma.”<sup>148</sup>

Shell Beach was a place where people investigated tidepools and collected seashells. Victorians viewed the examination of nature as a wholesome, morally uplifting activity that caused people to develop a methodic and scientific habit of mind and encouraged them to marvel at the “fantastic” variety of God’s creation.<sup>149</sup> Collecting shells as a hobby also carried a social cache.<sup>150</sup> One young woman recalled that her companions would not let her “muse” on the beauties of the shore: “I must come and ‘gather shells.’”<sup>151</sup>

Sea mosses, meanwhile, were found in abundance on coastal rocks left bare by receding water. To reach them, people at first scrambled down a steep notch in the sheer vertical face of the cliff above the La Jolla caves. The precarious access caused the area to become known as Devil’s Slide. In 1899, the railroad financed the construction of the footbridge over Devil’s Slide and a much-photographed wooden stairway that survived intact until 1962.<sup>152</sup>

To boost La Jolla’s unique marine resources and encourage tourism, botanist Mary Snyder led a group of local women in creating Christmas albums to send to friends who lived on the East Coast. The albums consisted of photographs of the coastline framed by sea moss arranged in a decorative pattern. A newspaper reporter commented, “Hundreds of such booklets are now

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<sup>145</sup> Loraine Immen, *Letters of Travel in California, in the Winter and Spring of 1896* [Grand Rapids, ?, 1896], PDF, <https://www.loc.gov/item/02013915/> (accessed June 10, 2022), 21.

<sup>146</sup> Sarah A. Taylor, “History of the La Jolla Woman’s Club, 1898-1917,” original MS at the La Jolla Historical Society.

<sup>147</sup> Robert C. Ritchie, *The Lure of the Beach: A Global History* (Berkeley: University of California, 2021), 16-18, 70-71; “What to do at the Cove,” *La Jolla Light and La Jolla Journal*, August 29, 1924.

<sup>148</sup> Hope Haywood, “A Trip to La Jolla,” *San Diego Union*, January 28, 1885, 1.

<sup>149</sup> Charles Kingsley, *Glaucus: or The Wonders of the Shore* (New York: Macmillan, 1859), 60.

<sup>150</sup> Ritchie, *The Lure of the Beach*, 103.

<sup>151</sup> Hope Haywood, “A Trip to La Jolla,” *San Diego Union*, January 1, 1885, 1.

<sup>152</sup> George Silvani, “The Devil’s Slide,” *Timekeeper: The Official Newsletter of the La Jolla Historical Society* 26, no. 3 (Fall 2007), 4.

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speeding eastward, carrying with them a hint of the Pacific in winter.”<sup>153</sup>

The abundance of marine resources encouraged a group of biologists headed by Dr. William Ritter to make La Jolla their new home. This would be the origin of the Scripps Institution of Oceanography (SIO), later a department of University of California, San Diego and one of the most important centers for global earth science research. In early 1905, the Marine Biological Association built a small laboratory just above Alligator Point. It was funded by donations to the La Jolla Improvement Society, Harvard-based biologist Alexander Agassiz, and Ellen Browning Scripps.<sup>154</sup>

The Marine Biological Laboratory at The Cove was an important educational resource for the community, offering regular public lectures and access to an aquarium-museum. La Jolla Submarine Canyon’s southern branch, later Matlahuayl State Marine Reserve, had reefs and a kelp forest teeming with leopard sharks, garibaldi, lobster, and octopus. Biologists encouraged the public to appreciate these resources by swimming, diving, and viewing marine life through the windows of a glass-bottomed boat.<sup>155</sup>

An advertisement campaign, funded by the Improvement Society, sought to attract visitors who sought relaxed simplicity, access to unspoiled nature, and education in the form offered by the Marine Biological Association. Advertisements in magazines like *Out West* featured photos of the laboratory and promised “delightful sea bathing and fishing” together with “balmy air and perfect climate.” La Jolla was described as an “inexpensive” winter resort with hundreds of cottages available for rent.<sup>156</sup>

The beauty of La Jolla’s coastline inspired many of the great California Impressionist painters, including Maurice Braun, Alson Skinner Clark, Guy Rose, and Charles A. Fries.<sup>157</sup> Alfred R. Mitchell, known as the “Dean of San Diego County Artists,” took his plein air painting classes to La Jolla Cove or The Children’s Pool every Friday throughout the summer months.<sup>158</sup>

Social activities also drew people to La Jolla Park. In 1894, the railroad had financed the construction of a pavilion to serve as an entertainment center where people could hold meetings, listen to music, and dance.<sup>159</sup> In the nineteenth century, pavilions were built in parks and coastal resorts around the world, though relatively few survive. Children from Portuguese, Italian, and

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<sup>153</sup> “La Jolla Packs Christmas Box,” *San Diego Union*, December 19, 1904, 7; “Nature Gives La Jolla Her Christmas Gifts,” *San Diego Union*, December 18, 1905, 3.

<sup>154</sup> McClain, *Ellen Browning Scripps*, chap. 6 passim.

<sup>155</sup> Helen Raitt and Beatrice Moulton, *Scripps Institution of Oceanography: First Fifty Years* (Los Angeles: Ward Ritchie Press, 1967), xviii, 64; “Matlahuayl State Marine Reserve,” California Marine Protected Areas, <https://californiampas.org/mpa-regions/south-coast-region/matlahuayl-smr> (accessed June 28, 2022).

<sup>156</sup> Advertisement, *Out West* 25, no. 4 (October 1906), 802; “La Jolla, California, A Beautiful Healthful Restful Winter Resort,” *Out West* 26, no. 6 (December 1906), 935.

<sup>157</sup> Jean Stern, “Artists in La Jolla, 1890-1950,” *The Journal of San Diego History* 54, no. 4 (Fall 2008): 281-294.

<sup>158</sup> Dorothea W. Mitchell to parents, September 21, 1931, Dorothea Webster Mitchell Papers, MS 316, Box 2, Folder 6, San Diego History Center.

<sup>159</sup> “Local Intelligence,” *San Diego Union*, June 9, 1894, 5.

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Mexican fishing families who attended San Diego's Free Industrial School were regularly invited to the Pavilion for lunch and seaside entertainment.<sup>160</sup>

Swing sets and a bathhouse were constructed courtesy of the railroad and sited at Point La Jolla, just above The Cove. The bathhouse was a small rectangular building with an open veranda facing the ocean. It had bathrooms and a cafe.<sup>161</sup> When this building burned down in 1905, an effort was made to improve the character of the park. The pavilion was dismantled, the swing sets removed, and tent living discouraged.<sup>162</sup> In 1906, a larger bathhouse was built with a bowling alley, café, dressing rooms, and lockers.<sup>163</sup> A wooden staircase provided access to The Cove.

In the early years, La Jolla's beaches and coastline were shared by whites, blacks, Mexican Americans, and others at a time when segregated parks and beaches were becoming increasingly common in the US. Between the 1920s and the 1940s, La Jolla's black community grew to 500 residents, many of whom owned real estate and operated small businesses. It was the second largest black community in San Diego.<sup>164</sup> While there is limited evidence about how black residents used the coastline, they clearly enjoyed many of the same leisure activities as whites. Articles in the weekly "Keep Healthy" column of the *Chicago Defender*, the leading black newspaper in the US, urged readers to seek out parks and beaches where they could find rest and relaxation surrounded by the beauty of nature.<sup>165</sup>

In the 1920s, as racial attitudes hardened, there may have been attempts to segregate leisure activities along the coast. Additional research is needed to discern what form discrimination took. It was during this decade that real estate agents began to complain about the lack of segregation at La Jolla's playground.<sup>166</sup> New suburban developments in La Jolla enacted restrictive covenants and deed restrictions to keep out racialized minorities.<sup>167</sup>

#### *Nature v. Leisure*

In the late nineteenth and early twentieth centuries, urban parks became the site of conflict between those who believed that parks should be places for the contemplation of natural beauty,

<sup>160</sup> McClain, *Ellen Browning Scripps*, 139-140. For more information on the Free Industrial School, founded by a La Jolla resident, see Kyle Ciani, "Revelations of a Reformer: Helen D. Marston Beardsley and Progressive Activism," *The Journal of San Diego History* 50, nos. 3-4 (Summer/Fall 2004), 121f54.

<sup>161</sup> Jeremy Hollins, Mark Holmes, and Neil Murray, "Scripps Park Then and Now: A Cultural Landscape and Usage Patterns," *La Jolla Conservancy*, [2005?], 9.

<sup>162</sup> Randolph, *La Jolla Year by Year*, 83, 85; Schaelchlin, *La Jolla*, 99.

<sup>163</sup> Schaelchlin, *La Jolla*, 99-101.

<sup>164</sup> McVey, "Traces of Black San Diego, 1890-1950," 52. According to McVey, Logan Heights had the largest number of black households in the years 1920-1940.

<sup>165</sup> Evidence from Chicago suggests that African Americans encountered little opposition when using public parks in the 1870s and 1880s. This changed after 1900 when color lines began being drawn through public spaces. Colin Fisher, *Urban Green: Nature, Recreation, and the Working Class in Industrial Chicago* (Chapel Hill: University of North Carolina Press, 2015), 89-94.

<sup>166</sup> McClain, *Ellen Browning Scripps*, 146-147.

<sup>167</sup> McVey, "Traces of Black San Diego, 1890-1950," 76; Mary Ellen Stratthaus, "Flaw in the Jewel: Housing Discrimination against Jews in La Jolla, California," *American Jewish History* 84, no. 3 (September 1996); 189-218.

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and those who argued for their use as playgrounds for children and adults. The position of the former, often characterized as elitist, became associated with the phrase Keep Off the Grass. Playground advocates, meanwhile, were criticized for the needless intrusion of buildings and other structures that interfered with seclusion and people's ability to commune with nature.<sup>168</sup> The conflict—complicated by issues of race, class, sex, and ethnicity—continues to challenge urban park planners and landscape architects.<sup>169</sup>

In La Jolla, the conflict erupted over a plan to rebuild the bathhouse overlooking The Cove. In 1920, San Diego's Chamber of Commerce described the old one as a "disgrace" to a town "famed the world over for beauty of natural surroundings." Residents acknowledged that it had to go, but they did not want the planned construction that featured an open-air pool, two hundred dressing rooms, and a hair salon. The proposal was defeated.<sup>170</sup>

In the early 1930s, residents shot down a proposal to build a breakwater and yacht harbor around La Jolla Cove. Robert P. Scripps argued, "People that want to buzz around in noisy little motorboats and consume hot dogs and ice cream cones" were already accommodated at Coronado, Ocean Beach, and Pacific Beach. He echoed the opinion of many residents when he warned that such a development would be detrimental to anyone "having any substantial residence property in town."<sup>171</sup>

The Children's Pool was greeted with enthusiasm, partly because it was donated by Ellen Browning Scripps who was considered the "patron saint of La Jolla" due to her many philanthropic activities.<sup>172</sup> The location also moved leisure activities down the coast, away from the crowded Cove area. Completed in 1931, The Children's Pool was located at a spot where the natural geology was conducive to building a breakwater. A shallow sandstone reef inspired the curvilinear design of the breakwater created by engineer Hiram N. Savage and architect William Templeton Johnson.<sup>173</sup> The Children's Pool protected swimmers from a dangerous crosscurrent

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<sup>168</sup> Hou, *The City Natural*, 137-139; Galen Cranz, *The Politics of Park Design: A History of Urban Parks in America* (Cambridge, MA: The MIT Press, 1982), 85-87. See also, Roy Rosenzweig, *Eight Hours for What We Will: Workers and Leisure in an Industrial City, 1870-1920* (New York: Cambridge University Press, 1983), chap. 5.

<sup>169</sup> Paul H. Gobster, "Visions of Nature: Conflict and Compatibility in Urban Park Restoration," *Landscape and Urban Planning* 56 (2001): 35-51.

<sup>170</sup> Schaelchlin, *La Jolla*, 101-102; Hollins, et. al., "Scripps Park Then and Now," 20; "Plans Drawn for the Improvement of the Cove," *La Jolla Light and La Jolla Journal*, September 5, 1924.

<sup>171</sup> Schaelchlin, *La Jolla*, 182; "Architect Offers Plan for Beautifying and Improving La Jolla's Famous Cove: Sees Need for Removing Dangerous Rocks; Would Build Amphitheater," *La Jolla Light*, October 8, 1929; "Want Cove for Swims, Not Boat Storage," *San Diego Union*, July 27, 1930, 4; "Residents Urge Breakwater off La Jolla Cove," *San Diego Union*, July 30, 1931, B1; Robert P. Scripps to J.C. Harper, December 9, 1931, EBSC, Drawer 26, Folder 19.

<sup>172</sup> McClain, *Ellen Browning Scripps*, 195, 216-217; Jeremy Hollins, "'Until Kingdom Come': The Design and Construction of La Jolla's Children's Pool," *The Journal of San Diego History* 51, no. 3 (Summer/Fall 2005): 123-138.

<sup>173</sup> A rigid permitting process at the local, City, and State levels—including passage of Senate Bill #433 on April 23, 1931—allowed Savage to begin construction of The Children's Pool. Diane Kane, "La Jolla Children's Pool Historic District: Nomination to the National Register of Historic Places," La Jolla, San Diego County, CA, Draft, April 2019.

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and undertow, which was a considerable advantage to both residents and guests at Casa de Mañana, the luxury hotel across the street.

In 1927, La Jolla Park was dedicated as Ellen Browning Scripps Park in honor of Scripps's many contributions to the area. Scripps died in 1932 at the age of 96. Four years later, a Monterey Cypress was planted on the centennial of her birth and marked with a bronze memorial tablet inserted into a granite block.<sup>174</sup>

### *Recreation during the Great Depression*

The Great Depression increased the demand for recreational facilities as unemployment meant that people had more time. Throughout the country, recreation commissions were established to confront the problem. "The term 'recreation' was the watchword of the era," wrote one historian.<sup>175</sup> In the 1930s, the La Jolla Rough Water Swim became an annual event at The Cove. Billed as America's premier rough water swimming competition, the race began in 1916 and has been held annually, with a few exceptions, since 1931.<sup>176</sup>

In 1939, La Jolla Park became the location of an Adult Recreation Center, despite earlier opposition to leisure activities near The Cove. The completion of this project marks the terminal date of significance for the historic district. The Works Progress Administration supplied the labor for the project that was funded by the La Jolla Chamber of Commerce and donations.<sup>177</sup> This was not without controversy. In 1940, longtime resident Walter Lieber complained that an "ill-advised group has built a shuffleboard court and clubhouse on the most beautiful and prominent section" of the park. The La Jolla Conservation Society, headed by architect Thomas Shepherd, got involved to prevent the establishment of a snack bar in the area.<sup>178</sup> The Conservation Society, founded in 1931, replaced the Improvement Society and focused on many of the same issues.<sup>179</sup> Their efforts to beautify La Jolla continued through the 1950s.

A portion of Coast Walk was improved at this time, thanks to the Community Service Department, founded by San Diego's Chamber of Commerce in 1930, and the Appropriation Corps (1933).<sup>180</sup> The bluff-top dirt pathway a hundred feet above the shoreline is thought to have

<sup>174</sup> Hollins, et. al, "Scripps Park Then and Now," 20.

<sup>175</sup> Cranz, *The Politics of Park Design*, 103-104.

<sup>176</sup> "Rowing Club Men Win at La Jolla," *San Diego Union*, August 7, 1916, 7; Ashley Mackin-Solomon, "La Jolla Open Water Swim is Sept. 8: La Jolla Parks & Beaches Group Plans New Traditions for Old Cove Event," *La Jolla Light*, May 8, 2019, <https://www.lajollalight.com/news/sd-cove-swim-parks-beaches-20190503-htlstory.html> (accessed June 28, 2022).

<sup>177</sup> Hollins, et. al, "Scripps Park Then and Now," 21; "Registration Office Open in La Jolla, Any Unemployed Citizens of San Diego County is Eligible," *La Jolla Light and La Jolla Journal*, November 30, 1933.

<sup>178</sup> Hollins, et. al, "Scripps Park Then and Now," 22; Walter Lieber, "La Jolla's Park: The Union's Public Forum [letter to the editor]," *San Diego Union*, April 5, 1940, 5.

<sup>179</sup> "Conservation Society Formed at La Jolla," *San Diego Union*, December 20, 1931, 25; "Seek to Amend City Ordinance in Sign Removal," *San Diego Union*, July 3, 1932, 11.

<sup>180</sup> City of San Diego, "La Jolla Historical Survey," prepared by Milford Wayne Donaldson (June 2004), 21, [https://www.sandiego.gov/sites/default/files/la\\_jolla\\_2004\\_volume\\_01\\_survey\\_report.pdf](https://www.sandiego.gov/sites/default/files/la_jolla_2004_volume_01_survey_report.pdf); "City Council Yesterday," *San Diego Union*, May 14, 1936, 1; "Improvements in La Jolla Enumerated—Welfare Work Tells of Work Accomplished by Unemployed," *La Jolla Light and La Jolla Journal*, May 28, 1931.

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been used as a hunting trail by Native Americans. By the late nineteenth century, it had become a dirt horse trail. Starting at Goldfish Point and continuing along the bluff edge past Devil's Slide, it provides scenic public views of the ocean and coastline.<sup>181</sup>

## Conclusion

The last of the district's buildings was completed in 1940. After the Great Depression and World War II, community development focused on areas further from the coast. The beautification of this coastal area was critical to the commercial success of the village of La Jolla and its historic role as a seaside destination. The La Jolla Park Coastal Historic District with its seaside vista drive, belvedere-outlooks, parkways, renown beaches, marine life, sea birds, and vistas, is one of the most popular destinations in the region.

Visitors and residents continue to enjoy the ocean views, tidepools, caves, and protected swimming areas. They attend yoga classes at the Adult Recreation Center Club, play frisbee on the grass at Ellen Browning Scripps Park, cross the historic footbridge on Coast Walk, and drive along Coast Boulevard. Large numbers of people come to La Jolla to view the harbor seal rookery located at Casa Beach, the site of The Children's Pool, and a colony of sea lions who occupy the rocks around Point La Jolla and the Cove.<sup>182</sup>

La Jolla Park Coastal Historic District remains a place where people find emotional and physical rejuvenation. Rolf Benirschke, a football player for the San Diego Chargers who experienced a near-death experience in 1979, described coming home after a major operation:

...my mother did something actually very, very special. She realized how traumatic this had been—was—and instead of driving me home she drove me to the boardwalk up at the [La Jolla] Cove.... Warm sun, salty air, smell the ocean, hear the seagulls—first sounds other than the ticks and tocks of the machine that had been on for seven weeks. And, I remember just breaking down with the gratitude that I was alive. You know, no idea what my future was like, but just thrilled to be alive. And, that began my recovery.<sup>183</sup>

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<sup>181</sup> Carol Olten, "Coast Walk: A Cultural Landscape Legacy," *Timekeeper: The Official Newsletter of the La Jolla Historical Society* 33, no. 1 (Spring 2014): 7; "Historical Landmarks Designated by the San Diego Historical Resources Board,"

<https://www.sandiego.gov/sites/default/files/legacy/planning/programs/historical/pdf/landmarklist.pdf> (accessed June 2, 2022).

<sup>182</sup> Konrad and Levine, "Controversy over Beach Access Restrictions at an Urban Coastal Seal Rookery," *passim*.

<sup>183</sup> Rolf Benirschke, interviewed by Amanda Tewes, July 8 and July 19, 2016, Legacy Oral History Program, San Diego History Center.

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

- preliminary determination of individual listing (36 CFR 67) has been requested  
 previously listed in the National Register ((#76002247, 1976)  
 previously determined eligible by the National Register  
 designated a National Historic Landmark  
 recorded by Historic American Buildings Survey # \_\_\_\_\_  
 recorded by Historic American Engineering Record # \_\_\_\_\_  
 recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office  
 Other State agency  
 Federal agency  
 Local government  
 University  
 Other

Name of repository: La Jolla Historical Society

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** Approx. 8 acres

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

1. Latitude: 32.848457 Longitude: -117.274714

**Verbal Boundary Description (Describe the boundaries of the property.)**

The boundary of the district follows the coastline, beginning in the northeast at the intersection of Coast Walk and Torrey Pines Road. It runs in a westerly direction bounded by the width of the Coast Walk Trail public easement to the intersection with Coast Boulevard. It then follows Coast Boulevard southward, as indicated in Sketch Map 1 of 2 North, and extends inland at four points to include public stairways connecting the coastline to La Jolla's business district. The boundary turns east at Jenner Street to encompass Block 56 and then turns south along Coast Boulevard South until it reconnects with Coast Boulevard. It ends at

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the southernmost intersection with Coast Boulevard South, as seen in Sketch Map 2 of 2 South. The seaward boundary of the district along the length of Coast Boulevard extends to the mean high tide line.

**Boundary Justification** (Explain why the boundaries were selected.)

District boundaries were identified to encompass resources that directly contributed to the development and planning of La Jolla as a tourist destination. These include resources that provided access to nature, offered scope for leisure activities, had a direct relationship with the coastal transportation corridor, contributed to the aesthetic cohesiveness of the district, and possess integrity to the period of significance. Such resources include a shoreline road, park, beaches, bathing pool, and trail that became the focal point for the promotion, development, and planning of La Jolla Park.

The boundaries of the nominated district coincide with a contiguous open space set aside by the Pacific Coast Land Bureau, an agent of the Southern Pacific Railroad, to attract residents and tourists to a site of exceptional natural beauty. The central artery of the district is Coast Boulevard, identified on the 1887 La Jolla Park Subdivision Map. The entire length of this scenic parkway became the focal point for suburban development of La Jolla between 1887 and 1940. Four historic stairways, included in the nominated district, linked La Jolla's business district to the coastline, demonstrating the role the shoreline resources played in the economic and civic life of the town.

The northeastern boundary of the district is the public easement of Coast Walk Trail (#2) and the Cave Store (#4) that allowed visitors to access the remarkable sea caves along the coast. Access to Mammoth Caves was promoted by railroad interests eager to get people to buy fares to La Jolla.

The district follows Coast Boulevard southward and includes rental cottages that housed early visitors. Brockton Villa (#13) and The Red Rest and The Red Roost (#14-15) are located adjacent to the coast. A few steps took visitors from the front door to the ocean. They are not high-value residential properties; they are rare surviving examples of summer bungalows that were used as rental properties or summer residences before the construction of hotels.

The nominated district is anchored by La Jolla Park (later Ellen Browning Scripps Park), which served both as a space for leisure activities and as a site of civic memory. The district includes shoreline areas up to the mean high tide line, including The Cove (#16), the location of the famed Rough Water Swim that began around 1900 and continues at the time of nomination, and the Children's Pool (#27) where a massive bi-level cement stairway (#29) leads to a protected swim area created by a 303 ft. long retaining wall (#28).

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The district boundary encompasses Block 56 to include an early Spanish Mediterranean-style hotel, Casa de Manaña (#31). Located steps away from The Children's Pool, the hotel is linked with early automobile tourism along Coast Boulevard.

Boundaries encompass resources that convey the property's significance to La Jolla's founding, planning, and development. Contributing resources provided access to nature, had a direct relationship with a transportation corridor (Coast Boulevard), and promoted the aesthetic cohesiveness of the district.

Boundaries exclude adjacent resources that do not contribute to the historic association for which the district is significant, e.g., La Valencia Hotel and the Grand Colonial Hotel are outside the nominated boundary. While these resources have a direct relationship with transportation corridors (staircases), the hotels are located at the top of a hill, above the park, and face away from the coast and towards the Village. Similarly, high-value residential properties on the periphery of the district were excluded because they disrupt the cohesion, clarity, and central purpose of the nominated historical district as a property that was central to the development of La Jolla.

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## 11. Form Prepared By

name/title: Seonaid McArthur, Chair, La Jolla Historical Society Landmark Steering Committee and Molly McClain, Professor of History, University of San Diego

organization: La Jolla Historical Society

street & number: Box 5666 La Jolla Blvd. #151

city or town: La Jolla state: CA zip code: 92037

e-mail: [lajollalandmarkgroup@gmail.com](mailto:lajollalandmarkgroup@gmail.com)

telephone: (858) 922-5162

date: August 2022; Revised September 2022, December 2022, March 2023, May 2023; November-December 2023

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With assistance from La Jolla Historical Society staff, Lauren Lockhardt, Executive Director, Dana Hicks, Deputy Director and Archivist, and Carol Olten, Historian; Nick Agelidis; Diane Kane; Cathy Carroll; Ann Miggins and Dianne Wells, City of San Diego, Archives and Records Management Division, Office of the City Clerk; Brenda Fake, President, Friends of Coast Walk; Jim Neri, Neri Landscape Architecture; Doug Campbell, Campbell & Campbell; Ione Stiegler FAIA and Kelsey Kaline, IS Architecture.

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## Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.



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- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: La Jolla Park Coastal Historic District  
City or Vicinity: La Jolla  
County: San Diego  
State: California  
Photographer: Nick Agelidis and Seonaid McArthur  
Date Photographed: May 2021; July and August 2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

- 1 of 33 Coast Boulevard bordering Scripps Park and northward toward the Caves, aerial, camera facing east
- 2 of 33 Coast Boulevard landscape, camera facing north
- 3 of 33 Coast Boulevard Whale View Point to Children's Pool, southern end of parkway, aerial camera facing east
- 4 of 33 Coast Walk, camera facing southwest
- 5 of 33 Devil's Slide and Footbridge, camera facing south
- 6 of 33 Devil's Slide Footbridge, camera facing east
- 7 of 33 Cave Store, west facade, camera facing east
- 8 of 33 Cave Store Tunnel and Stairs, camera facing northeast
- 9 of 33 Sunny Jim Cave, camera facing northeast

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- 10 of 33 Goldfish Point, Cave Store, Coast Boulevard, and south end of Coast Walk, camera facing south
- 11 of 33 Goldfish Point Stairs, camera facing northwest
- 12 of 33 Village to Goldfish Point/Cave Store stairway, camera facing northeast
- 13 of 33 Village to Scripps Park stairway, camera facing west
- 14 of 33 Brockton Villa, west façade (right) and north elevation (left)
- 15 of 33 La Jolla Cove, camera facing west
- 16 of 33 La Jolla Cove and Ellen Browning Scripps Park, aerial, camera facing south
- 17 of 33 Masonry Wall at La Jolla Point, camera facing south
- 18 of 33 Adult Recreation Center, East Facade, camera facing west
- 19 of 33 Adult Recreation Center with historic landscape, aerial, camera facing west
- 20 of 33 Ellen Browning Scripps Park, aerial, camera facing south
- 21 of 33 Belvederes above South and North Scripps Park, camera facing north
- 22 of 33 Shell Beach, Belvedere, Children's Pool in Distance, view south
- 23 of 33 Children's Pool Bi-Level Stairway, Beach and Lifeguard Tower, camera facing southeast
- 24 of 33 Children's Pool Bi-Level Stairway, camera facing southwest
- 25 of 33 Children's Pool Breakwater, camera facing northeast
- 26 of 33 Aerial Children's Pool, South Casa Beach, Casa de Mañana, camera facing northeast
- 27 of 33 Casa de Mañana, Frontage, west elevation, camera facing east
- 28 of 33 Casa de Mañana, Villas, camera facing north
- 29 of 33 Casa de Mañana, Architect Edgar Ullrich Studio, camera facing northeast
- 30 of 33 Scripps Cobble Retaining Wall, aerial, camera facing southeast

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- 31 of 33 Scripps Cobble Retaining Wall, Coast Boulevard, camera facing north
- 32 of 33 Scripps Cobble Drain Outlet, aerial, view southeast
- 33 of 33 Whale View Point Stairs, camera facing south

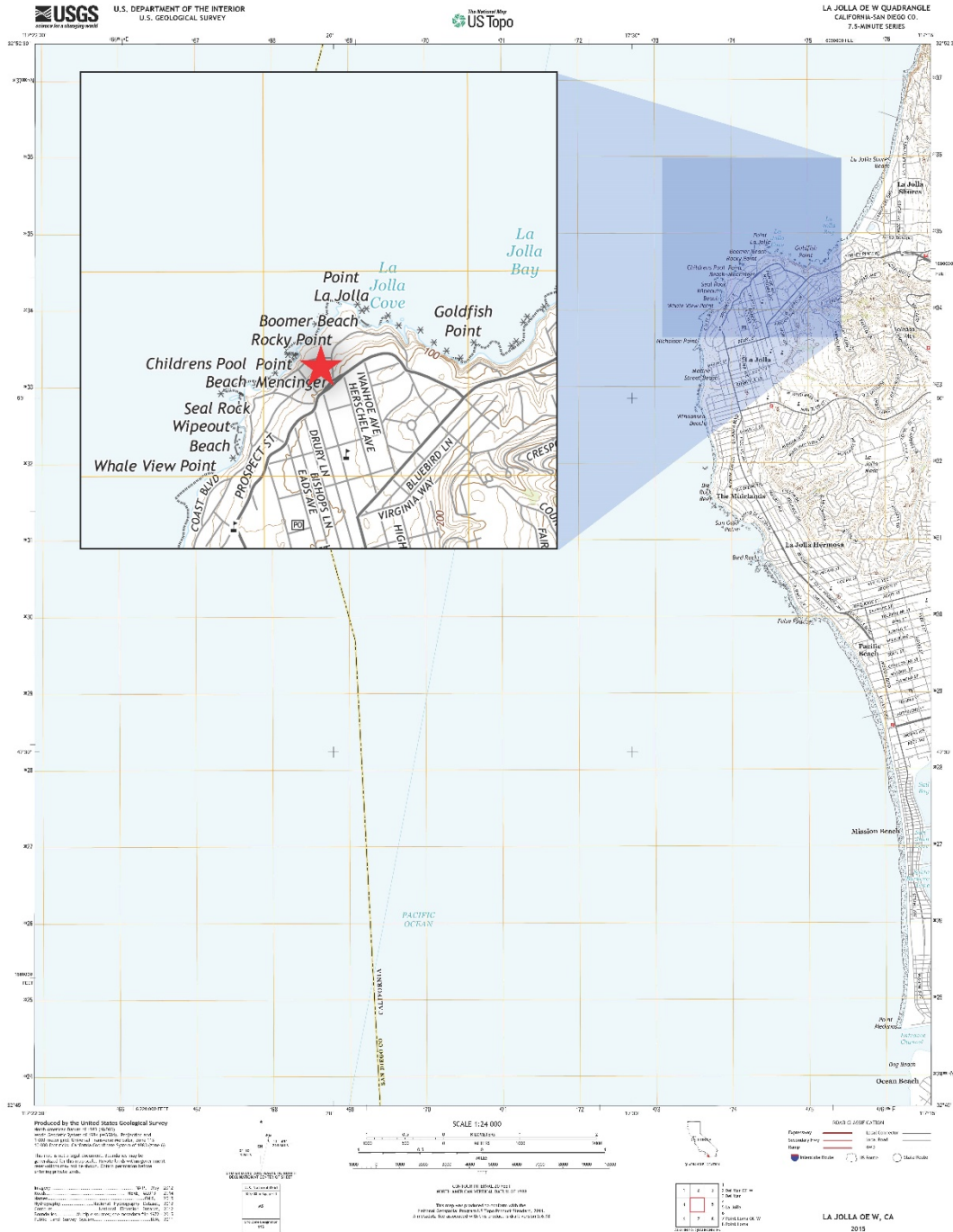
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### Location Map

Latitude: 32.848457

Longitude: -117.274714



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**Sketch Map 1 of 2: North**

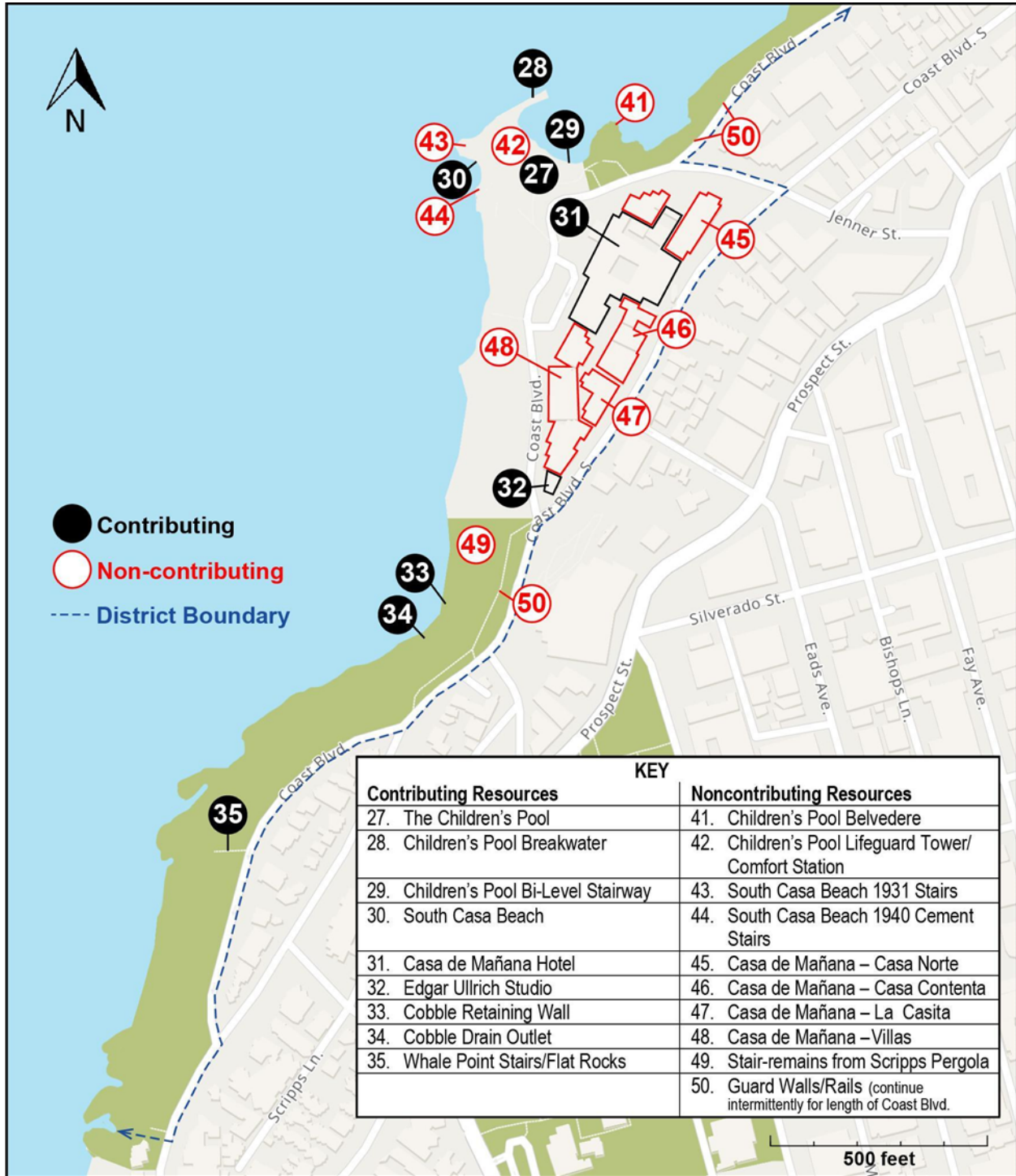


KEY		
Contributing Resources		Noncontributing Resources
1. Coast Boulevard	14. *Red Rest	36. Footbridge Cobble Drain
2. Coast Walk Trail	15. *Red Roost	37. Angel Flight Stairway Section
3. Devil's Slide Footbridge	16. The Cove	38. Goldfish Point Viewing Platform
4. Cave Store	17. The Cove Stairs & Retaining Wall	39. The Cove Beach Lifeguard Tower
5. Cave Store Tunnel	18. Low Masonry Wall	40. Scripps Park Comfort Station
6. Sunny Jim Cave	19. La Jolla Adult Recreation Center	
7. Goldfish Point	20. La Jolla Point	
8. Goldfish Point Stairs	21. Boomer Beach	
9. Village Stairway to Coast Walk	22. Ellen Browning Scripps Park	
10. Village Stairway to Goldfish Point	23. North Belvedere	
11. Village Stairway to Scripps Park	24. South Belvedere	
12. Ocean View Lane Stairway	25. Shell Beach Belvedere	
13. Brockton Villa	26. Shell Beach	
	*Previously Listed	

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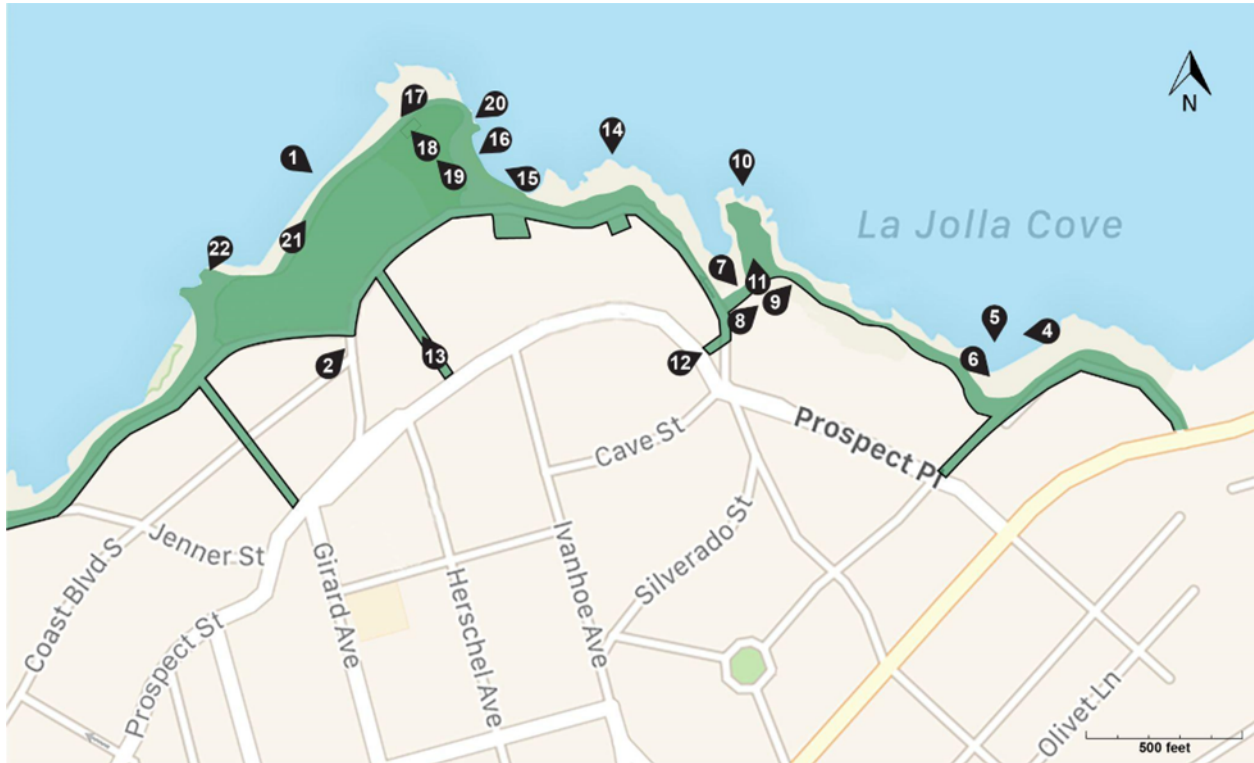
**Sketch Map 2 of 2: South**



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**Photo Key 1 of 2: North**



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**Photo Key 2 of 2: South**

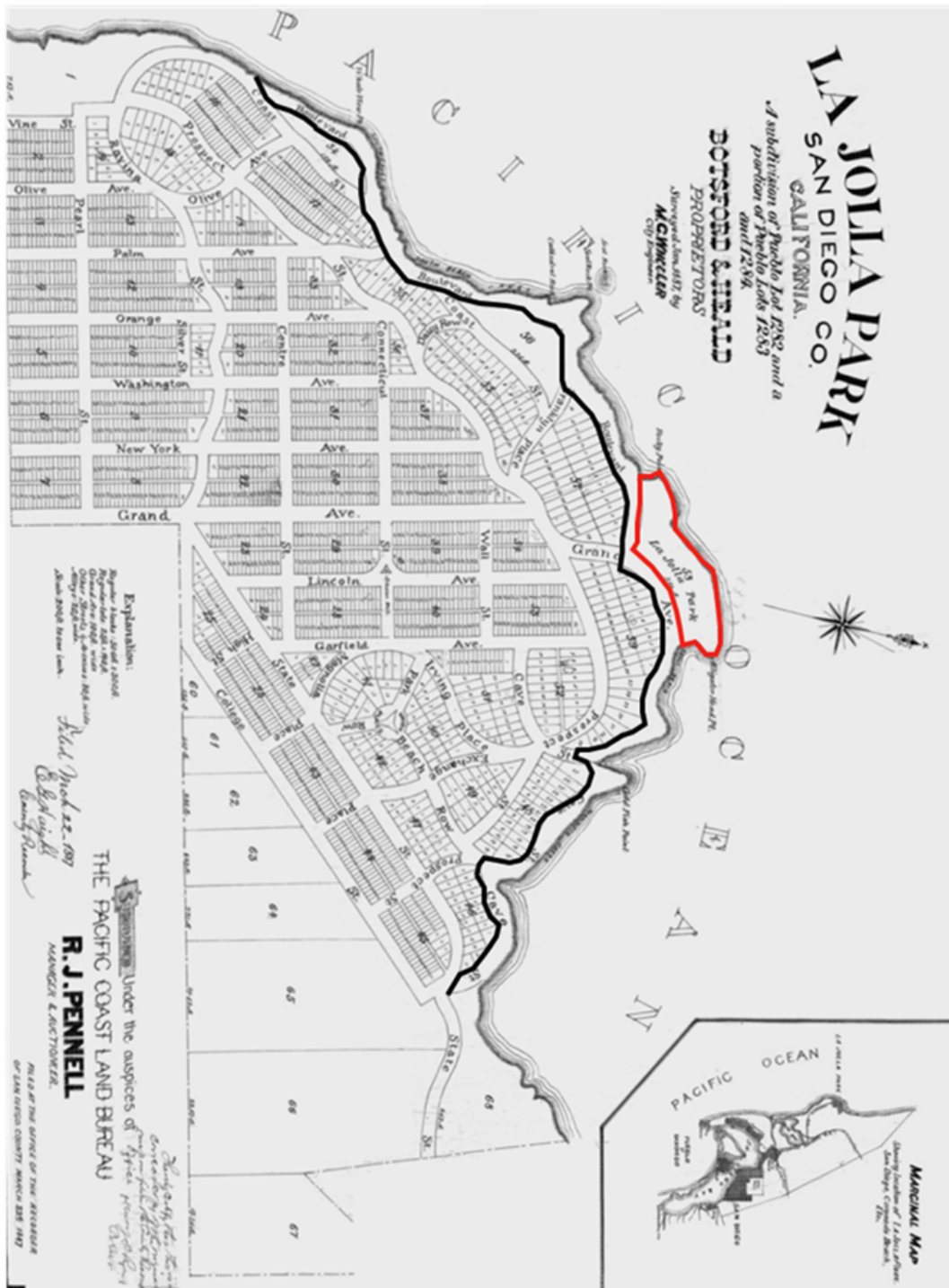




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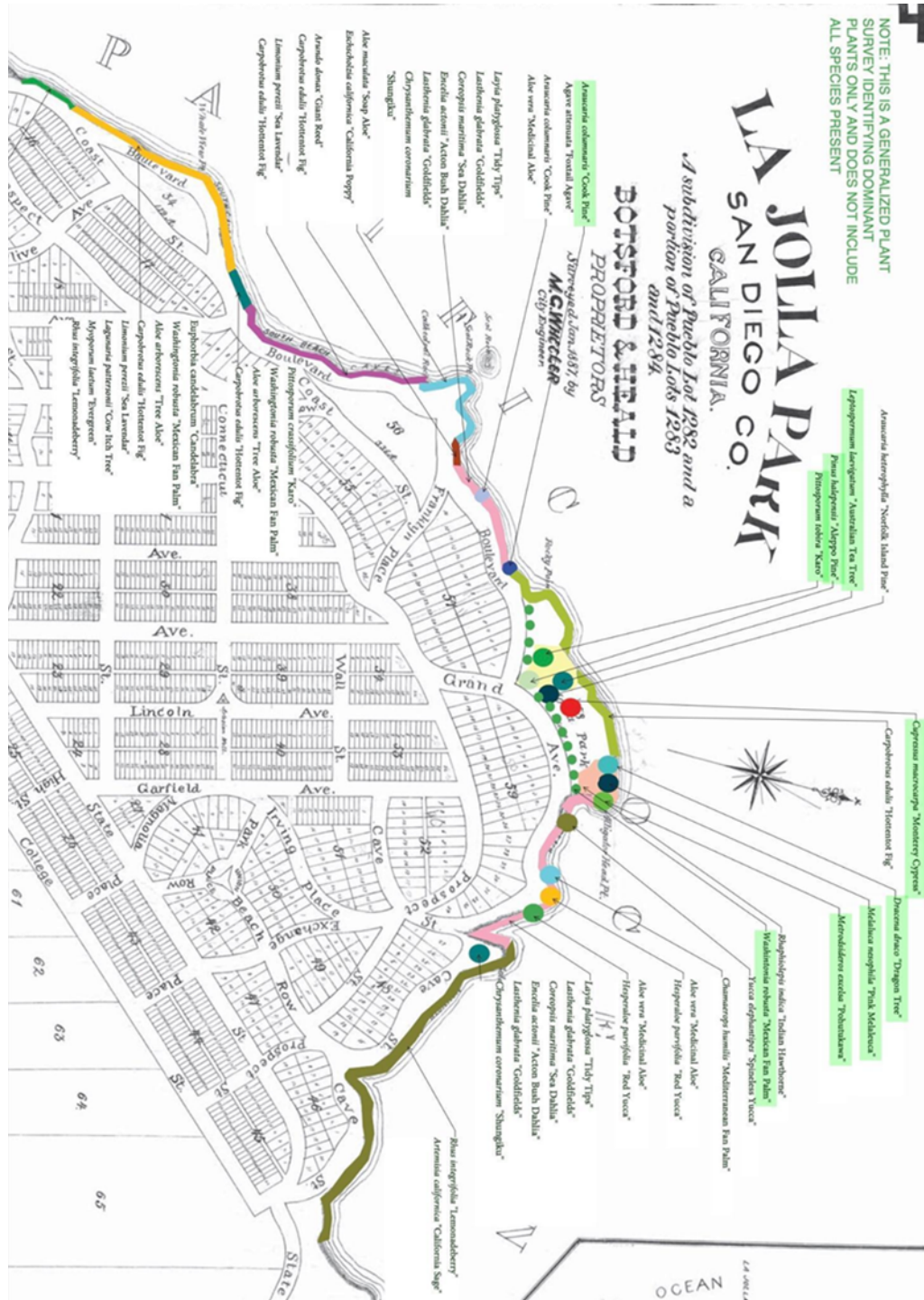
**Figure 1** La Jolla Park Subdivision Map, 1887. The 5.6-acre La Jolla Park, outlined in red, and the coastline, outlined in black, were set aside for public use and served as the focal point for development of the suburb (La Jolla Historical Society).



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**Figure 2** Detail, La Jolla Park Subdivision Map, 1887; annotated to show the location of heritage plantings, highlighted (La Jolla Historical Society #032423.).



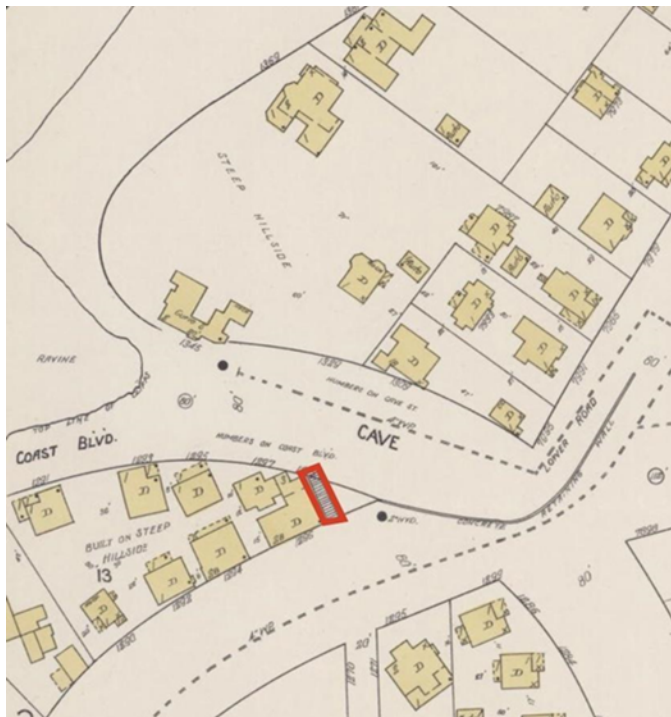
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**Figure 3** Detail, Sanborn Fire Insurance Map from La Jolla, San Diego County, CA, October 1921, Library of Congress. Outlined in red is the Village/Ocean View Lane Stairway that extends from the Grand Colonial Hotel on Prospect Street to Coast Boulevard.



**Figure 4** Detail, Sanborn Fire Insurance Map from La Jolla, San Diego County, CA, October 1921, Library of Congress. Outlined in red is the Village Stairway to Goldfish Point and Caves.



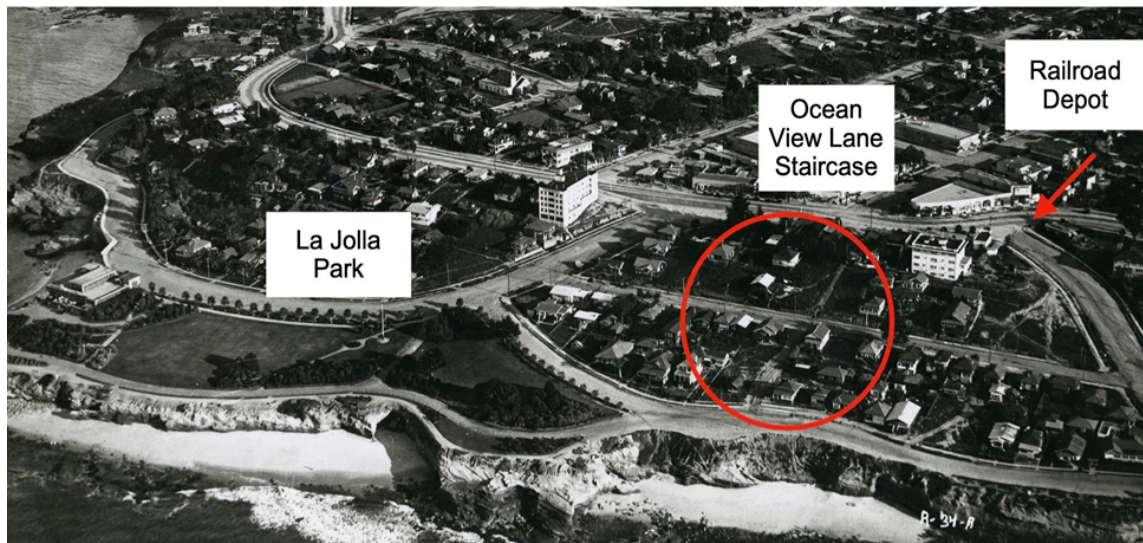
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**Figure 5** La Jolla Park, circa 1895. The Grand Auction (1887) was held towards the center of this scene, at the curve of the unpaved Coast Boulevard. The pavilion (left, not extant) was developed by the San Diego, Pacific Beach, and La Jolla Railway in 1894 (La Jolla Historical Society).



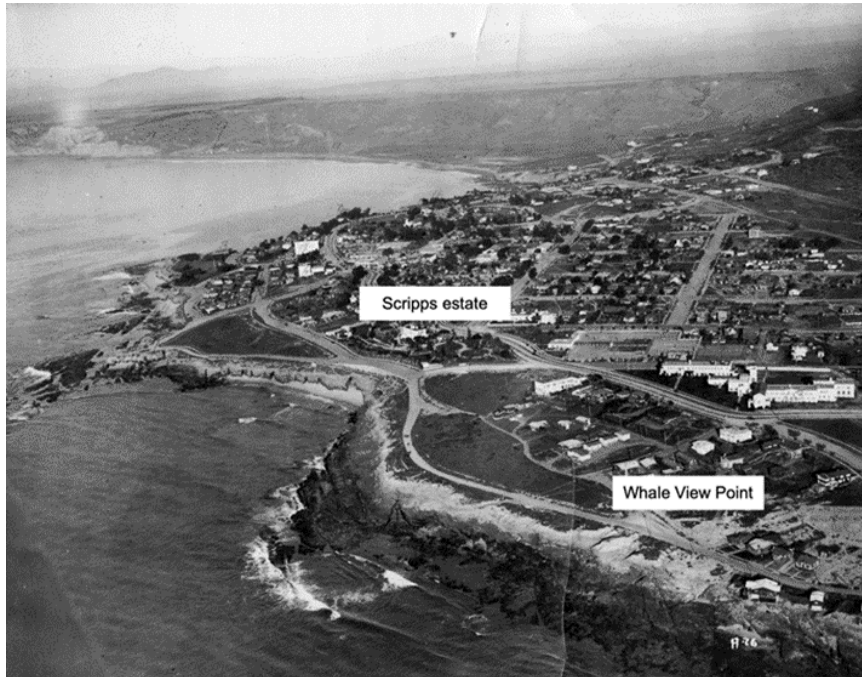
**Figure 6** La Jolla Park and surrounding suburb, circa 1915-20. The curvilinear Coast Boulevard parallels Prospect Street where the business district was developed (La Jolla Historical Society).



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**Figure 7** Aerial view of La Jolla, looking northeast, circa 1920. Coast Boulevard follows the curvilinear coastline in this southernmost section of the district (La Jolla Historical Society).



**Figure 8** Devil's Slide Stairs, La Jolla, 1904 (La Jolla Historical Society).



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**Figure 9** Cave Store, May 1928 (La Jolla Historical Society).



**Figure 10** La Jolla Caves, circa 1890, viewed from the end of Goldfish Point (San Diego History Center 80:8104-108).



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**Figure 11** Horace Poole diving above La Jolla Caves, a promotional event by the San Diego, Pacific Beach, and La Jolla Railroad, 1898 (La Jolla Historical Society).



**Figure 12** La Jolla Cove, 1894, showing the development of cottages and bungalows with views of the Pacific Ocean (San Diego History Center 21671).



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**Figure 13** La Jolla Cove, circa 1925 (La Jolla Historical Society).



**Figure 14** Scientists from the Marine Biological Laboratory inspect sea specimens at La Jolla Cove, circa 1906 (Special Collections & Archives, UC San Diego).





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**Figure 15** Rough Water Swim, La Jolla Cove, c. 1918 (San Diego History Center UT #3919).



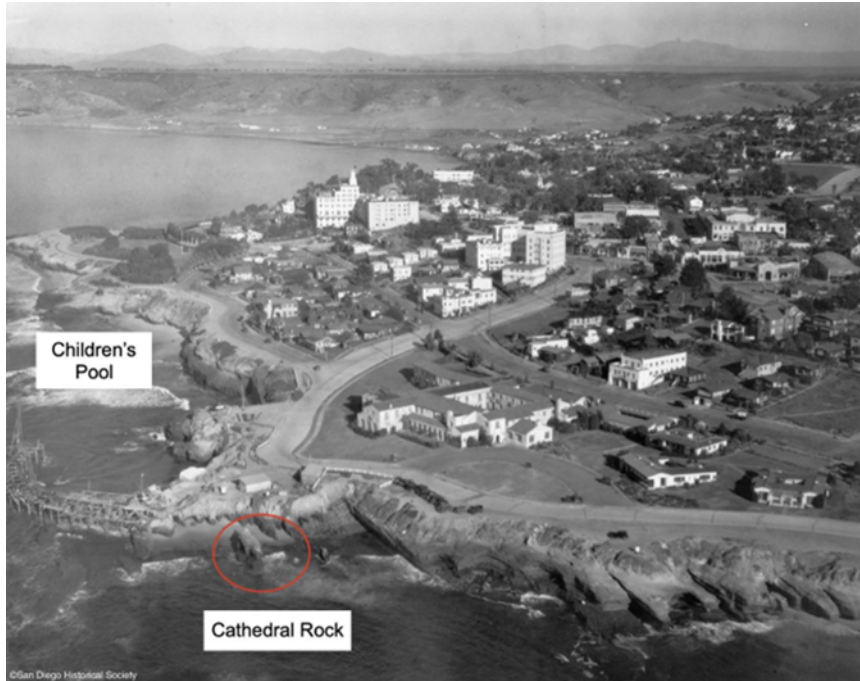
**Figure 16** Belvedere at Shell Beach, circa 1910 (Seonaid McArthur).



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**Figure 17** The Children's Pool under construction, circa 1931, built to protect swimmers from dangerous cross currents and undertow (San Diego History Center 90:18138-444-1).



**Figure 18** The Children's Pool with Bi-Level Stairway and Breakwater, July 12, 1953; Casa de Mañana located at left (San Diego History Center UT 84:29642-1).



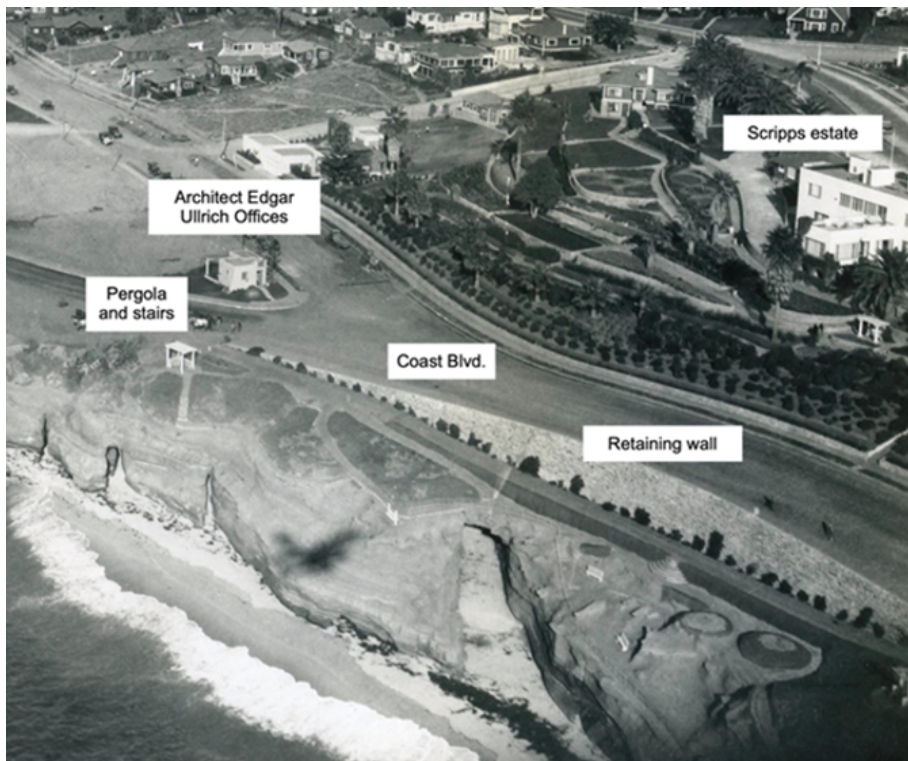
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**Figure 19** Aerial view of La Jolla, circa 1925-26, showing the newly built resort hotel Casa de Mañana (La Jolla Historical Society).



**Figure 20** Detail, aerial view of La Jolla, 1924 (La Jolla Historical Society).



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**Figure 21** Whale View Point's Flat Rocks, n.d. (San Diego History Center 22284).



**Paperwork Reduction Act Statement:** This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

**Estimated Burden Statement:** Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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**Photo 1** Coast Boulevard bordering Scripps Park and northward toward the Caves, aerial, camera facing east



**Photo 2** Coast Boulevard landscape, camera facing north



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**Photo 3** Coast Boulevard Whale View Point to Children’s Pool, southern end of parkway, aerial camera facing east



**Photo 4** Coast Walk, camera facing southwest



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**Photo 5** Devil's Slide and Footbridge, camera facing south



**Photo 6** Devil's Slide Footbridge, camera facing east



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**Photo 7** Cave Store, west facade, camera facing east



**Photo 8** Cave Store Tunnel and Stairs, camera facing northeast





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**Photo 9** Sunny Jim Cave, camera facing northeast



**Photo 10** Goldfish Point, Cave Store, Coast Boulevard, and south end of Coast Walk, camera facing south



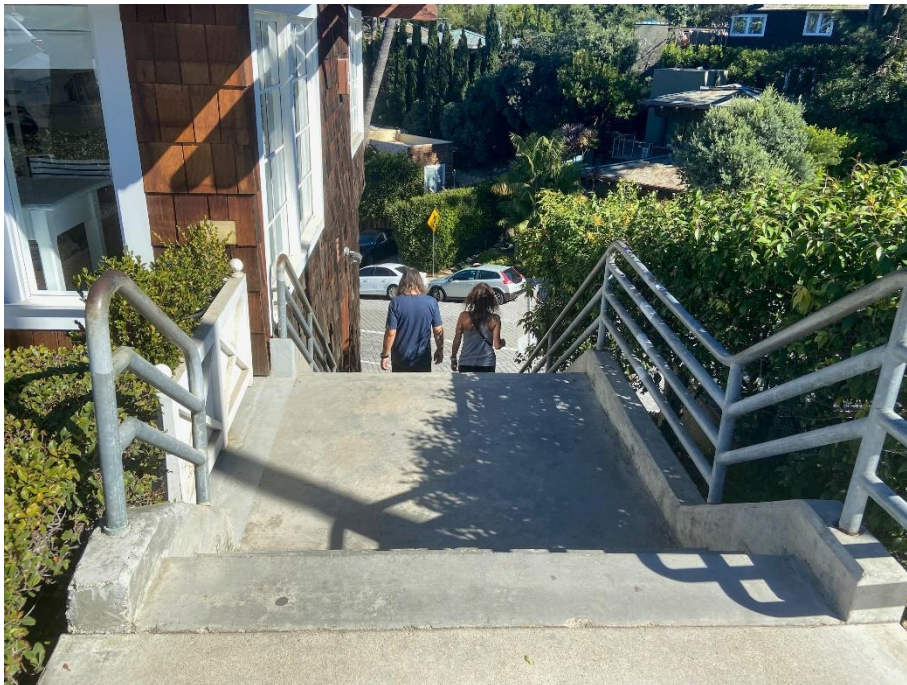
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**Photo 11** Goldfish Point Stairs, camera facing northwest



**Photo 12** Village to Goldfish Point/Cave Store stairway, camera facing northeast



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**Photo 13** Village to Scripps Park stairway, camera facing west



**Photo 14** Brockton Villa, west façade (right) and north elevation (left)



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**Photo 15** La Jolla Cove, camera facing west



**Photo 16** La Jolla Cove and Ellen Browning Scripps Park, aerial, camera facing south



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**Photo 17** Masonry Wall at La Jolla Point, camera facing south



**Photo 18** Adult Recreation Center, East Facade, camera facing west



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**Photo 19** Adult Recreation Center with historic landscape, aerial, camera facing west



**Photo 20** Ellen Browning Scripps Park, aerial, camera facing south



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**Photo 21** Belvederes above South and North Scripps Park, camera facing north



**Photo 22** Shell Beach, Belvedere, Children's Pool in Distance, view south



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**Photo 23** Children's Pool Bi-Level Stairway, Beach and Lifeguard Tower, camera facing southeast



**Photo 24** Children's Pool Bi-Level Stairway, camera facing southwest





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**Photo 25** Children's Pool Breakwater, camera facing northeast



**Photo 26** Aerial Children's Pool, South Casa Beach, Casa de Mañana, camera facing northeast



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**Photo 27** Casa de Mañana, Frontage, west elevation, camera facing east



**Photo 28** Casa de Mañana, Villas, camera facing north



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**Photo 29** Casa de Mañana, Architect Edgar Ullrich Studio, camera facing northeast



**Photo 30** Scripps Cobble Retaining Wall, aerial, camera facing southeast



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**Photo 31** Scripps Cobble Retaining Wall, Coast Boulevard, camera facing north



**Photo 32** Scripps Cobble Drain Outlet, aerial, view southeast



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**Photo 33** Whale View Point Stairs, camera facing south

