

The Beautiful Barber Tract of La Jolla

A Select Listing of Architecturally
and
Historically Significant Homes



Published 1991 by
Save Our Heritage Organisation



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Researched by Alex Bevil and Robert Broms

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with support from the City of San Diego,
Commission for Arts and Culture

Acknowledgments

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Foreword

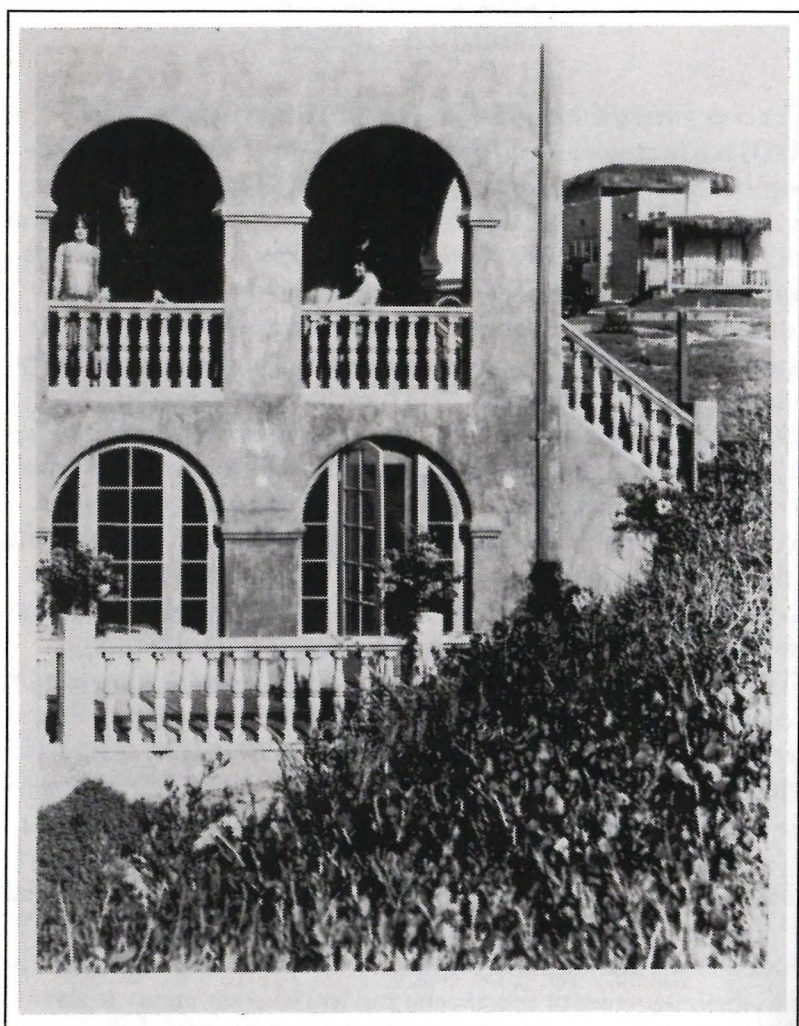
by Suzanne Lawrence
President of SOHO

For over twenty three years Save Our Heritage Organisation (SOHO) has been dedicated to the preservation of cultural resources throughout San Diego County. SOHO has served as a resource for individuals, community organizations and government agencies. Today, SOHO continues to serve the community by offering services such as informational material, referral and consultation on historic surveys and designations, presenting affordable tours, workshops and lectures designed to raise the community's awareness of San Diego's architectural treasures as well as teaching practical preservation techniques.

SOHO has been instrumental in the preservation of many of San Diego's most precious historical monuments. Although well known for its advocacy role, the organization's primary goal is to approach preservation from a positive perspective through community outreach programming. It is through the Neighborhood Awareness Program SOHO hopes to promote the character and appreciation of San Diego's older neighborhoods by strengthening neighborhood awareness and pride.

The first component of the Awareness Program is the introduction to a community, of its history and unique architectural characteristics presented by local historians, and neighborhood experts. A self-guided walking tour is the second component of the Program featuring a variety of residences which reflect the character and richness of the neighborhood's housing stock.

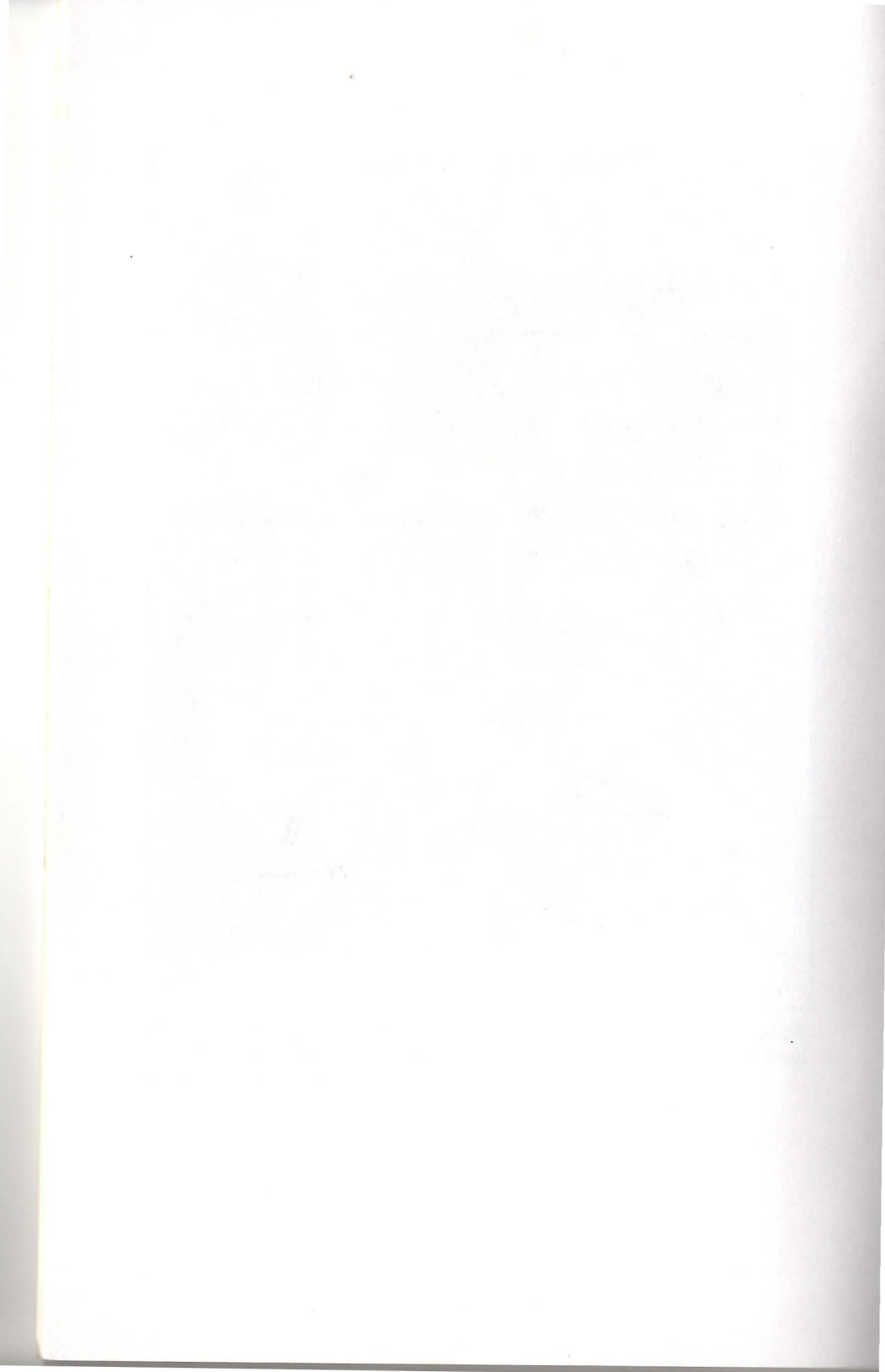
This booklet was produced in conjunction with the Neighborhood Awareness Program. It contains a summary of the history and brief definition of the architectural characteristics and persons who contributed to the uniqueness of this special residential community. It also serves a guide for the walking tour featuring a photograph and property profile of each of the homes selected for this tour. In the Barber tract each and every home makes a contribution to this wonderful neighborhood. SOHO was faced with a challenging task in selecting a representative sample of the residences that make up this enchanting and very special place by the sea.



Elegance at the beach: revelers relax in the beach front balcony of a house which formerly stood at 300 Sea Lane; visible beyond is 349 Sea Lane with its palm frond covered roof deck in the 1920's.

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The Barber Tract of La Jolla, California

by
Alexander D. Bevil

The original "Neptunia" developed between 1899–1902 by Dr. J. Mills and Alma Boal, stretched from La Jolla Boulevard ("the Highway") west to the sea between the center of Westbourne on the south and the center of Sea Lane on the north. The couple chose the name "Neptunia" for their development now known as the "Barber Tract" in April, 1899. The winning name was submitted by Miss Helen DeLange, then a visitor in La Jolla, and the prize was a lot in "Neptunia" according to the *San Diego Union*, 5/7/1899. ("La Jolla—Year by Year,"



Philip Barber

p. 73, Howard Randolph, 1955) However, it was really developed after multi-millionaire Philip Barber arrived in 1921. Barber sold small parcels of land to various buyers with select, architect-designed homes on them. This is considered the first "housing development" in La Jolla.

The electric streetcar, along with the automobile and improved roads, opened up the area to real estate development. In 1922, the Spreckels-owned San Diego Electric Railway Company began laying a streetcar line to Mission Beach and La Jolla from downtown San Diego. Mission Beach had its Spreckels-built amusement center, and La Jolla had been a popular tourist destination since the turn of the century. Tourists would come to visit the area's beaches, impressive cliffs, and mysterious caves. There were also a number of permanent residents there who had been attracted to the area since the turn of the century.

Previously, La Jolla had been serviced by the San Diego, Pacific Beach & La Jolla Railway (1894–1919). Portions of the old trackage were taken over by the San Diego Electric Railway north of Grand Avenue in Pacific Beach to Fay Avenue and Prospect Street, where an attractive Spanish Colonial Revival terminal was constructed.

In 1921, Philip P. Barber, a retired vice president of the Barber & Company steamship firm of New York, (founded by his father), moved to La Jolla from Inglewood, New Jersey. Barber purchased a large tract of land several blocks west of the streetcar tracks adjoining the main road (La Jolla Boulevard) into La Jolla. Located west of the boulevard to the ocean, and between Marine Street to the north, and Westbourne Street on the south, the site contained an area of picturesque sand dunes.

Mr. Barber's original holdings included the area between Fern Glen on the south and Sea Lane on the north, west of La Jolla Boulevard, but excluding the two blocks bounded on the north by Arenas Street (east of Monte Vista). Although the *La Jolla Journal* of 11-12-21 reports his purchase as "the tract used as the ball park", an aerial photo of the area, c. 1920, shows what appears to be the ball field to the south of the present Arenas (Inside La Jolla, p. 49, La Jolla Historical Society, 1987). Defined by membership in the Barber Tract Homeowners Association, the modern "Barber Tract" is that area west of La Jolla Blvd. which is north of Fern Glen (but including both sides of Fern Glen west of Monte Vista) and which at the northern edge now included both sides of Marine Street.

Barber built a sprawling Spanish Colonial Revival style home designed by La Jolla architect Herbert Palmer. Many of the subsequent architect-built homes in the Barber Tract built between 1924–33 were designed in the very popular Spanish Colonial Revival style, or one of the other Period Revival styles (English Tudor or French Provincial) then in vogue. Interestingly enough, most of the new homeowners were either retired executives from back east, like Barber, or their widows.

The Depression in 1932 put a halt to any further development of the area for a number of years. Many homes were vacant for a period of time. Barber himself was forced to relinquish his home due to his not being able to cover a \$22,000 bank loan. Barber and his family remained in La Jolla until 1946 when they moved out to the Julian area. Phillip Barber passed away in 1963.

As Government housing loans during the late 1930's became available, there was a slight increase in the number of homes built in the Barber Tract. A scattering of modest Modern/Minimal Traditional and

California Ranch style homes appeared. World War II brought an influx of defense workers and researchers into the neighborhood. Dr. Roger Revelle moved into the area in 1941 and worked as a teacher at the Scripps Institute of Oceanography. The Post-War era saw a number of American International style homes built along the bluffs overlooking the shore. It also saw the encroachment of the sand dunes by houses. Remains of one of the surviving dunes can be found in the backyard of 7272 Dune Lane.

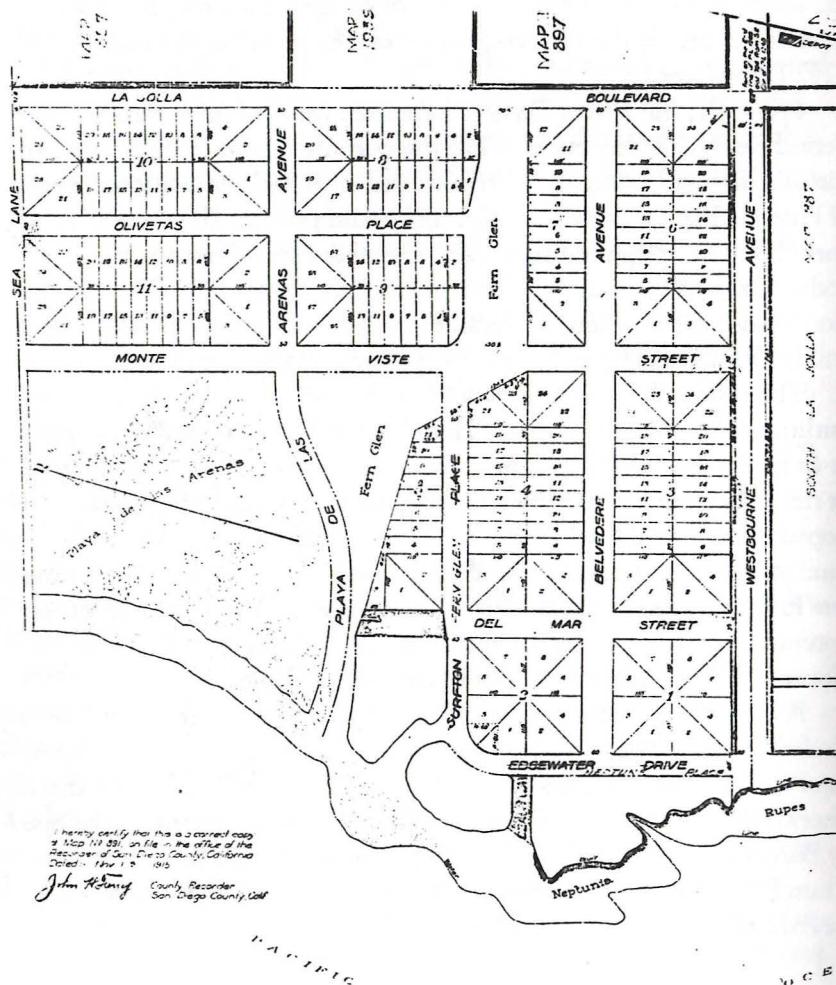
Presently, the Barber Tract is a treasure trove of mid-1920 to 1930's Period Revival architecture. It has the potential to be designated as an historic district for inclusion on both the local and the National Register of Historic Places. Such a designation would prevent the destruction of these homes through zoning breaks, exemption from certain building codes, tax credits, possible increased property values, and the preservation of the neighborhood's overall character and scale. Additions would still be possible on historic structures—even second-story additions.

The residents themselves would have a say in writing the document outlining their historic district. They have the right to make it as rigid, or as lenient as they want. They also have the right to choose whether or not they want to have the area designated as an historic district. It is hoped that this guide will serve to identify some of the unique architectural and historic treasures found in the neighborhood, and help stimulate further research into the historical background of the many other potentially historic and architecturally unique homes in the area.

Contributing Structures Outside of the Barber Tract.

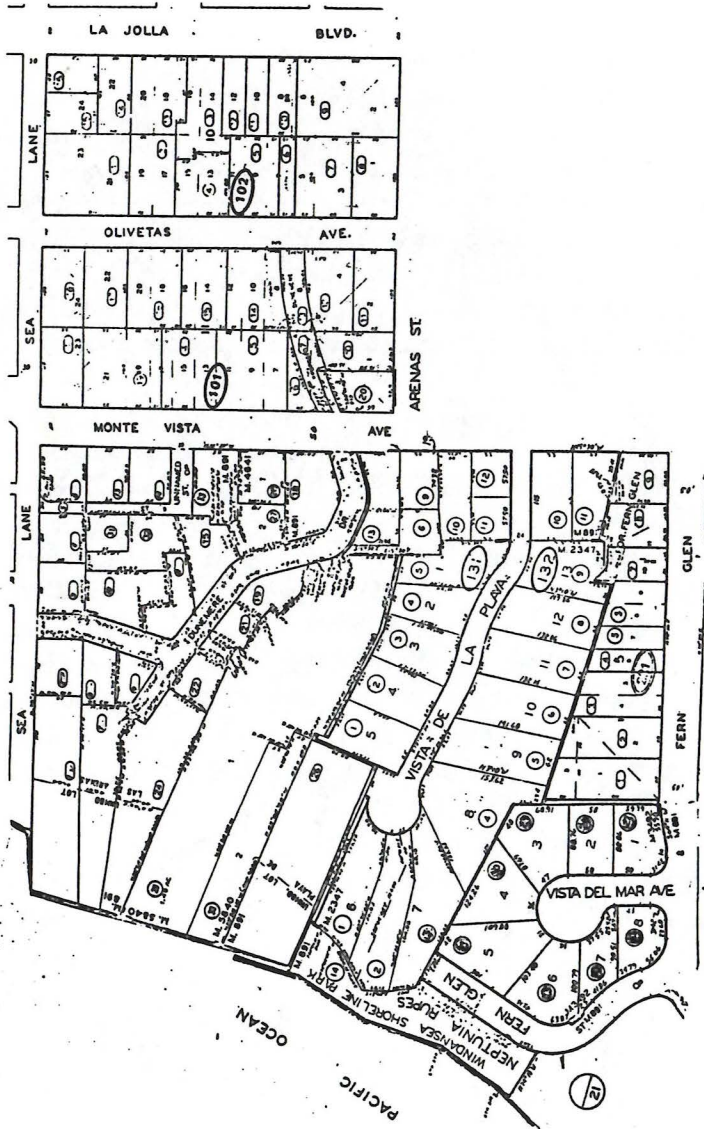
A few other structures outside the "Barber Tract" have been included in this list because they significantly contribute to the architectural and historical themes of the area. Two, the Darlington and the Sherwood Houses, were contemporaries of the housing stock developed by Barber in the mid-to-late 1920's. The other, the La Jolla Lutheran Church, built in 1950, reflects the influence of the Spanish Colonial Revival style houses within the Barber Tract.

Map of Neptunia



This map of the First Addition to South La Jolla, commissioned by Mrs. Boal in October 1902, shows the streets dedicated to the City of San Diego and accepted March 3, 1903. The survey of Pueblo Lot 1260, done by W.M. Rumsey, cost \$50. Notice the depot in the northeast corner.

Map of Barber Tract



This map represents an unofficial, but documented compilation of the tract of land purchased and held by Philip Barber in the early 1920's through the 1930's. Prepared by Shirley Oliver, June, 1987. It is essentially the area which was called Playas de las Arenas, extending north to La Jolla Boulevard.

Thomas L. Shepherd (1897–1979, San Diego)

Designer of more than 100 La Jolla Homes, Thomas Shepherd's best known building is the surf-front Marine Room at the La Jolla Beach and Tennis Club. He also made contributions to other keynote La Jolla sites: the Valencia Hotel, the Darlington House (second story), and the Barber House. His office was in the Shepherd Building on Wall Street in La Jolla Village. Among his residential designs was the home of Theodore Geisel, Dr. Seuss.

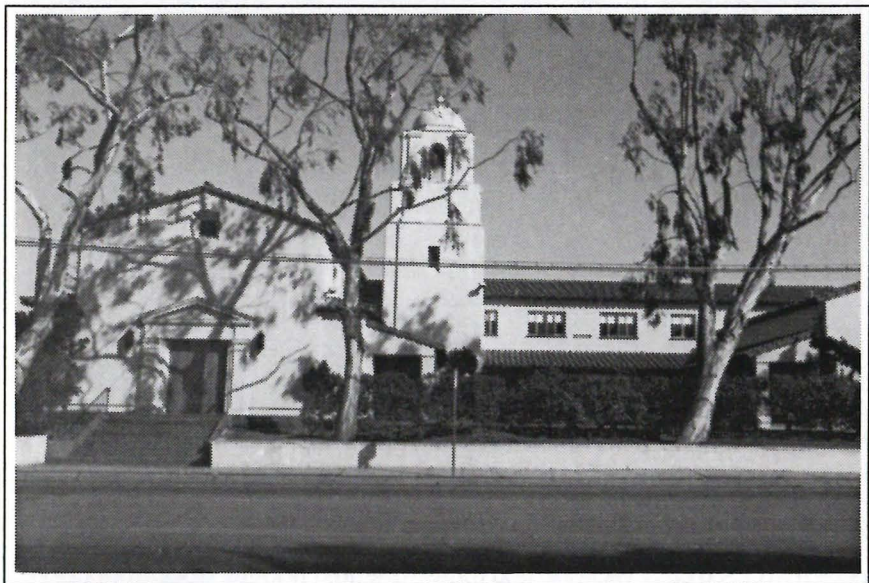
George Washington Smith (1876–1930)

Considered the foremost exponent of the application of a Spanish Colonial Revival style to residential architecture, Smith designed his first house in Santa Barbara in 1916 establishing his office in Montecito in 1919, his output was prolific. His designs are to be found throughout California, the Southwest, and New York. The Sherwood House (1925–28) is his only work in San Diego.

Edgar V. Ullrich (1893, Colorado Springs–1958, La Jolla)

Edgar Ullrich came to San Diego in 1924 to design the Casa de Mañana Hotel in La Jolla for Mrs. Isabel Hopkins. His large residential designs included Muir House, the "Versailles of La Jolla," and the Baille House, both in the Muirlands, which he planned for James W. Muir. Ullrich's ecclesiastical architecture includes six churches in San Diego, among them St. Charles Borromeo in Point Loma and St. Brigid in Pacific Beach. A plaque at the University of San Diego, Alcala Park, commemorates his work in designing five buildings there in the Spanish Renaissance style, including the School of Law. Thomas More Hall. Contributions to the Barber Tract include his own home, the Ullrich House (1924), and the Marrone House (1935), the latter on the City of San Diego Register of Historic Places (No. 226). His residential designs are to be found throughout San Diego County. Among these is the Braun Estate in Vista, placed on the Nation Register of Historic Places in 1984

The Barber Tract
A Select Listing of Architecturally
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1

Photo: Juliette Mondot

Address: 7111 La Jolla Boulevard
Original Owners: La Jolla Lutheran Church
Style: Spanish Colonial Revival
Architect: William J. Stone (Pasadena)
Builder: Members of the Congregation
Date of Construction: 1950

Comments: The church was built through the voluntary efforts of members of the congregation. The tall, domed stepped campanario of the main sanctuary dominates this beautiful U-shaped Spanish Colonial Revival style church compound. Funds for the building of the sanctuary were donated by a wealthy Wisconsin beekeeper and honey exporter. Oral tradition holds that the campanario dome was designed to resemble a beehive in grateful acknowledgment of this good fortune. In addition, several of the church's stained glass windows contain the images of honey bees.



2

Photo: Juliette Mondot

Heritage Place-La Jolla

An ambitious attempt to preserve so little of what is remaining of La Jolla's more than 1500 early vacation and tourist-oriented housing stock from before WWI. Initiated in 1979 by Pat Schaelchlin, and copied from Old Town's Heritage Park, the property is set aside in order to relocate historic sites threatened by demolition. All buildings must have been previously declared as historic sites by the San Diego Historic Site Board, and threatened by demolition. Presently a Victorian, Craftsman, and a 1930's era apartment building exist on the 1/3 acre site. There is also room for one other building. Refurbished and renovated, these modest structures serve as examples of successful adaptive reuse and provide affordable housing alternatives.



Address: 7210 La Jolla Boulevard
Original Owners: Horace E. Rhoads
Style: Craftsman Bungalow
Architect: Unknown
Builder: Unknown
Date of Construction: 1917; relocated: 1928
Present Owner: Pat Schaelchlin

Photo: Juliette Mondot

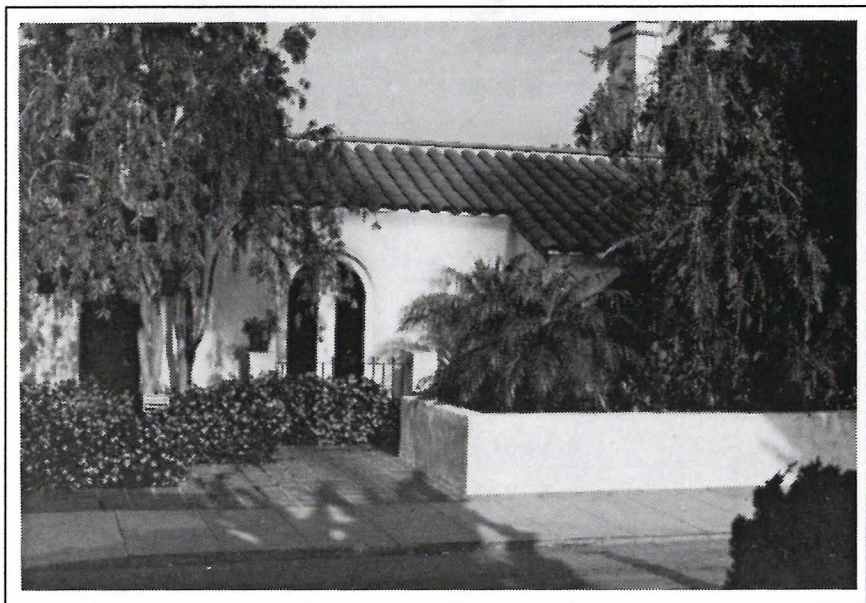
Comments: This Craftsman duplex bungalow was originally located at 1044-46 Wall Street. Its builder, West Coast newspaperman Horace E. Rhoads (*San Diego Sun*, *Los Angeles Record*, & *San Francisco News*), was instrumental in the early development of La Jolla (1901–1941). It was relocated to its present site in the late 1920's to make way for a new post office. Today it serves as a rental duplex.



Address: 7212 La Jolla Boulevard
Original Owners: Galusha B. Grow
Style: 19th Century Victorian Vernacular
Architect: Unknown
Builder: Unknown
Date of Construction: c. 1880's; relocated: 1979
Present Owner: Pat Schaelchlin

Photo: Juliette Mondot

Comments: Originally one of the earliest cottages in the La Jolla Village area, this modest Italianate-influenced Victorian Vernacular structure originally sat at 7831 Ivanhoe Avenue. In 1979, threatened by demolition, it was relocated to its present address.



3

Photo: Marjorie McNair

Address: 7248 Olivetas Avenue

Original Owners: Frederick C. & Ruth Corey (1926–39)

Style: Spanish Colonial Revival

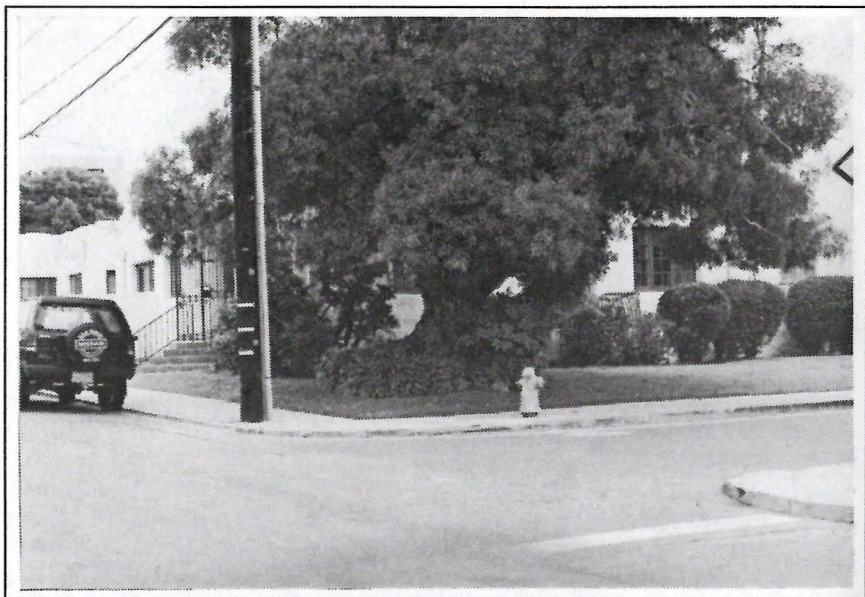
Architect: Unknown

Builder: Unknown

Date of Construction: c. 1926

Present Owners: David & Christina Sear

Comments: A native San Diegan, Frederick C. Corey was an automobile salesman with the W. R. Middleworth dealership (1041 Silverado, La Jolla) at the time of the construction of this house. Corey went on to found the Corey Insurance Company, Inc. He passed away in 1974 while residing at 1434 La Jolla Knoll.



4

Photo: Marjorie McNair

Address: 441 Sea Lane

Original Owners: Unknown

Style: Spanish Colonial Revival

Architect: Unknown

Builder: Unknown

Date of Construction: c. 1923

Present Owners: N/A

Comments: Adobe bricks were originally incorporated into the construction of this Spanish Colonial Revival house. It also reportedly had the first backyard swimming pool in La Jolla. Much of the structure has been illegally demolished 10/25/91.



Recent photos show the before and after of a site in transition. Photo: Marjorie McNair

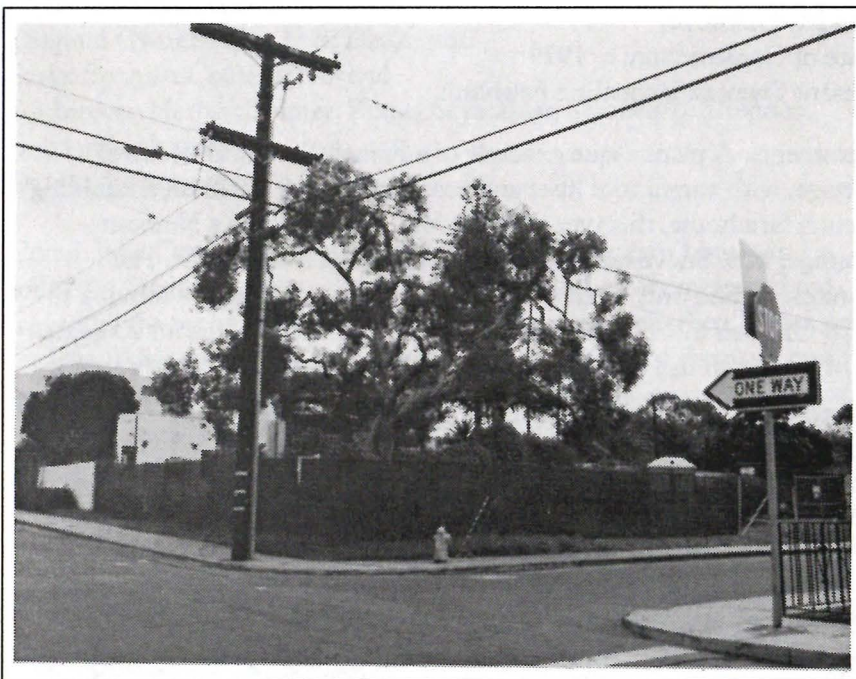
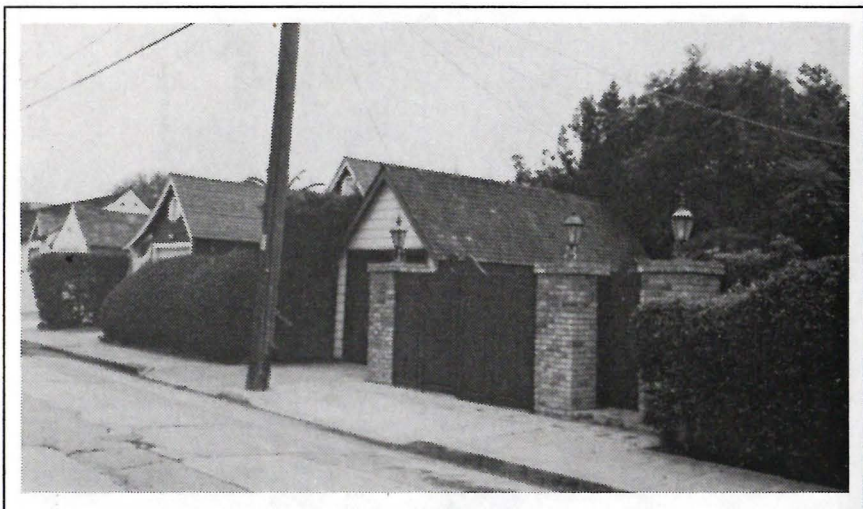


Photo: Juliette Mondot



5

Photo: Juliette Mondot

Address: 7320 Olivetas Avenue

Original Owners: Katherine S. Sneve (1929–33)

Style: French Provincial Revival

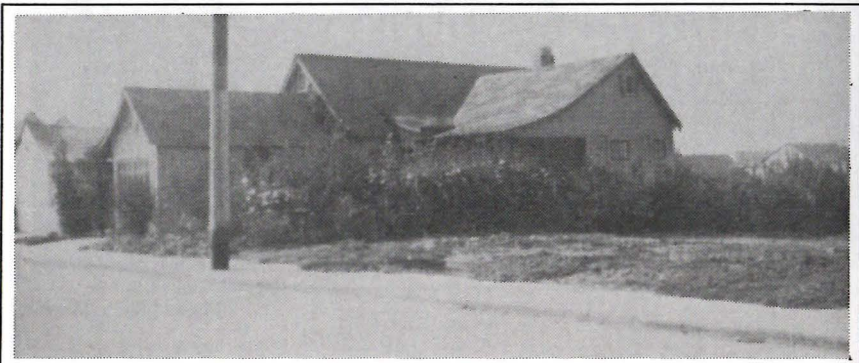
Architect: Unknown

Builder: Unknown

Date of Construction: c. 1929

Present Owners: Jacqueline Feighan

Comments: A picturesque example of a French Provincial Revival cottage, with varied roof lines and broad lap siding. Based on a rambling French farmhouse, this type of house was also known as a Norman Cottage. Mrs. Sneve had recently moved to the area from St. Paul, Minnesota. She only lived in the house for four years before moving to 7328 Olivetas in 1934. She remained a resident of the area for 23 years, until her death in 1952. Historic photo below shows the home's shape.





6

Photo: Juliette Mondot

7441 Olivetas Avenue

Original Owners: Mrs. H.S. Darlington

Style: Spanish Colonial Revival

Architects: Herbert Palmer; Requa & Jackson; Thomas L. Shepherd

Builder: Unknown

Date of Construction: c. 1927

Comments: One of the most celebrated and well-known houses in La Jolla, the Darlington House was designed by Herbert Palmer and landscaped by the architectural firm of Richard Requa and Herbert L. Jackson for New York socialite Mrs. Herbert Darlington. One of the most prolific architectural design teams in San Diego, the firm of Requa and Jackson were masters of the Spanish Colonial Revival style. When the Darlington House was completed, it consisted of a U-shaped residence with a long central living room flanked by service and bedroom wings. Two French windows of the central living room opened onto a central garden patio. A second-story addition was placed over the central living room by Thomas Sheppard. In 1969, two years after her death, the house was bought by the La Jolla Social Service League from the estate of the late Mrs. Darlington and converted into a social center.



9.

Photo: Marjorie McNair

Address: 7272 Dune Lane

Original Owners: Niel & Jane Nettleship (1931-32)

Style: Spanish Colonial Revival

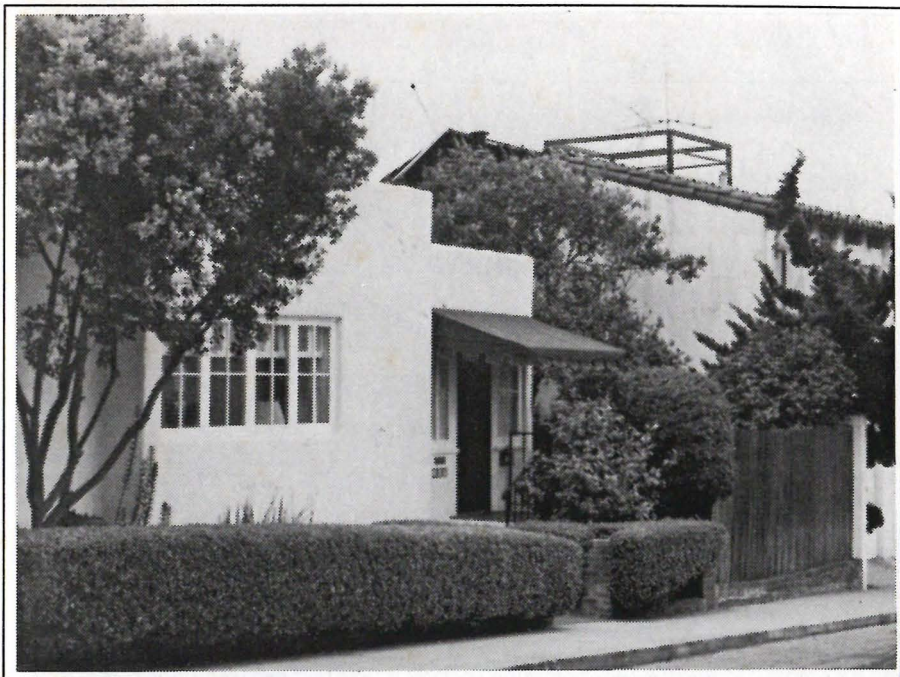
Architect: Unknown

Builder: Unknown

Date of Construction: c. 1931

Present Owners: Bill Nelson

Comments: Jane Nettleship was a salesperson for the Balfour Company, a real estate development company located at 1144 Prospect Street in La Jolla. This Spanish Colonial Revival home overlooked the "Playa de las Arenas," the Beach of the Sands, noted for its sprawling sand dunes. Remains of one of the surviving dunes can be found in Mr. Nelson's backyard.



10

Photo: Marjorie McNair

Address: 349 Sea Lane

Original Owners:

Style: Spanish Colonial Revival

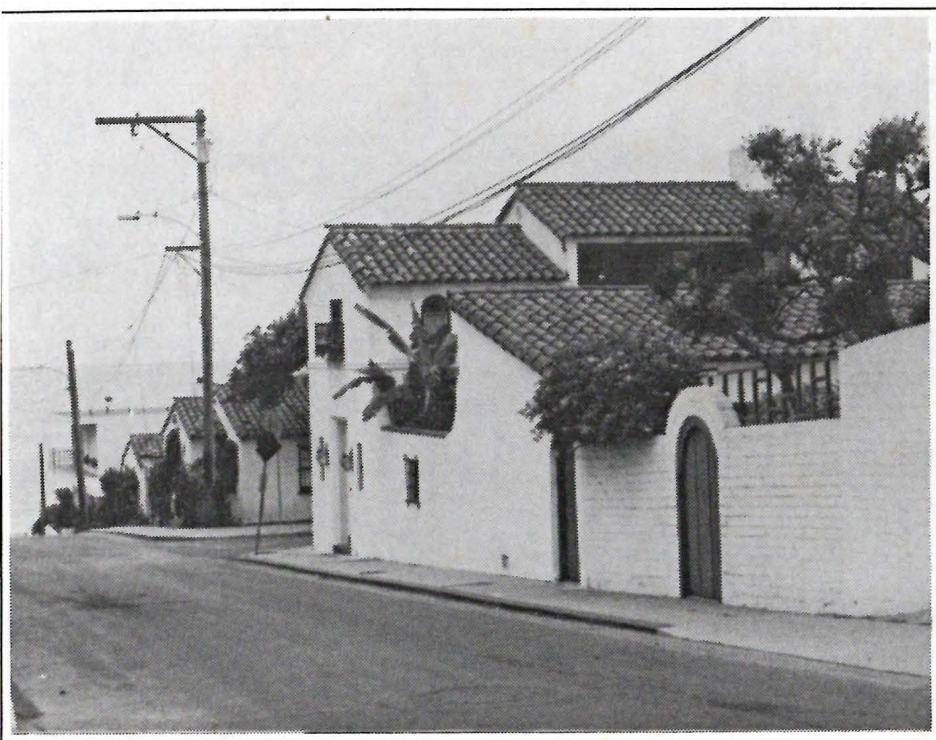
Architect: Unknown

Builder: Unknown

Date of Construction: 1925

Present Owners: J. Green

Comments: A flat-roofed Spanish colonial Revival, this clean-lined dwelling was built as a weekend beach house for a Point Loma family. The current entrance area was originally a wooden porch. A roof garden was sheltered by a Palm frond thatched structure. Note especially the few ornamental elements, including the bas-relief tiles that flank the ventilation grates.



11

Photo: Marjorie McNair

Address: 306 Sea Lane

Original Owners: Ellen Troy (1929–30)

Style: Spanish Colonial Revival

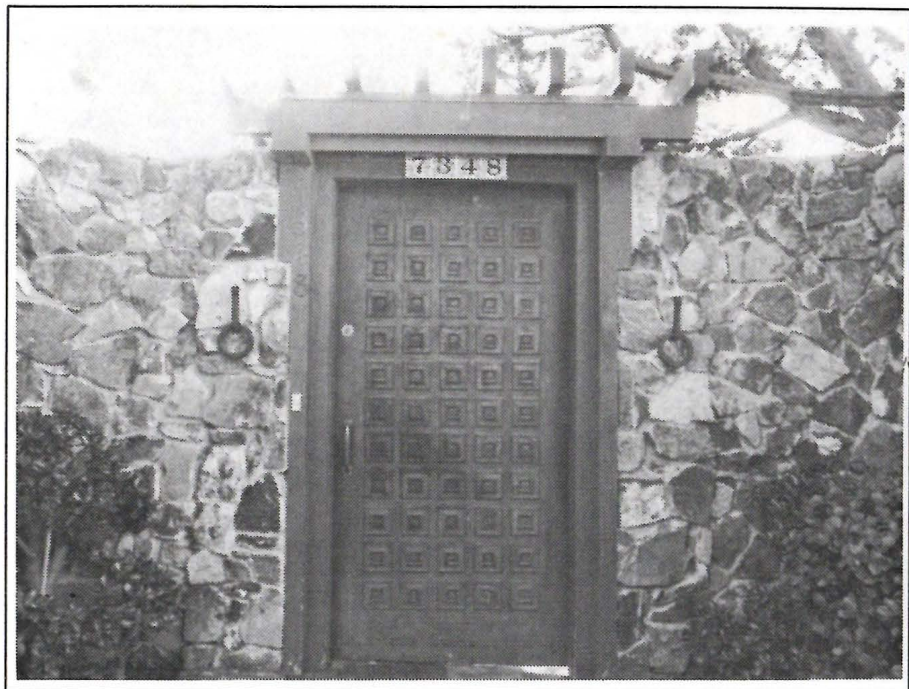
Architect: Herbert Palmer

Builder: Unknown

Date of Construction: 1925

Present Owners: John & Mary Lou Best

Comments: La Jolla architect Herbert Palmer designed this Spanish Colonial Revival home for Mrs. Troy in 1925. He named it "Estrella del Mar," Star of the Sea, but it has long been known as the Janis House. Mrs. Troy lived in the house for only a year. From 1931–33, the house was occupied by the R.E. Rollins of E.H. Rollins & Sons, real estate brokers. The house remained vacant from 1934–WWII. The present owner, John Best was a trumpet player for Benny Goodman, Bob Crosby, Artie Shaw, and Glen Miller. Other Palmer designs in this immediate area include 7310 Vista del Mar, 345 Marine Street, and, of course, the Barber House, 325 Dunemere.



12

Photo: Juliette Mondot

Address: 7348 Vista Del Mar Avenue

Original Owners: Mrs. Rex Clark (1923–34);

Johan & Grace Johanson (1934–40);

Roger & Ellen Revelle (1941–present)

Style: Spanish Colonial Revival

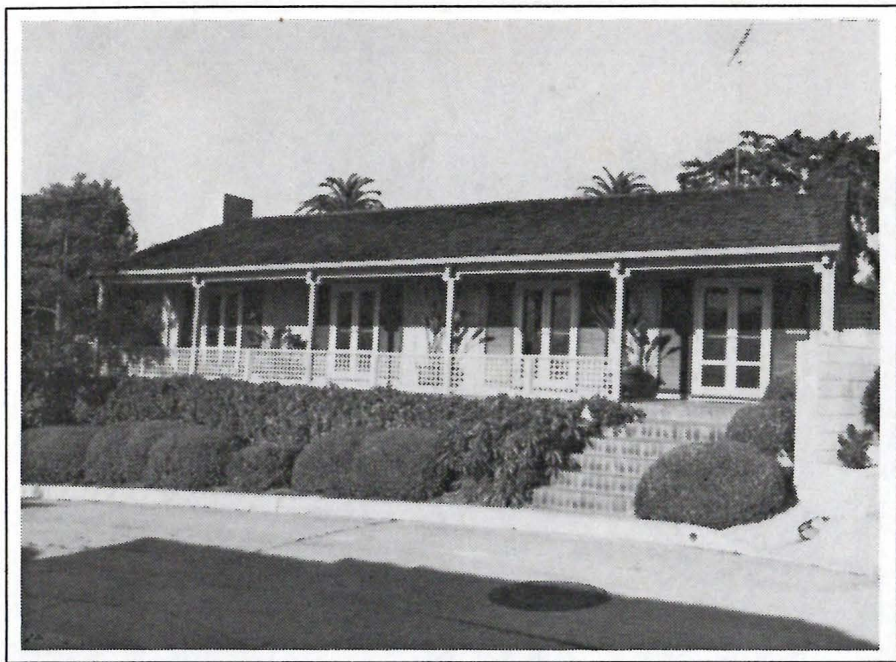
Architect: F. H. Haskell (Pasadena)

Builder: Unknown

Date of Construction: C. 1923

Present Owners: Ellen Revelle

Comments: Built in 1923 for Mrs. Rex Clark, this Spanish Colonial Revival home was the residence of the late Dr. Roger Revelle, founding father of UCSD; director of Scripps Institute of Oceanography since 1951; pioneer oceanographer, especially in the fields of global warming, plate tectonics, the effects of radiation in the world oceans, and the effect of human population growth on global food supplies. Mrs. Revelle was the daughter of James Scripps, founder of the Detroit Free Press.



13

Photo: Juliette Mondot

Address: 346 Dunemere Drive

Original Owners: Mr. & Mrs. Fred Trudy

Style: California Ranch

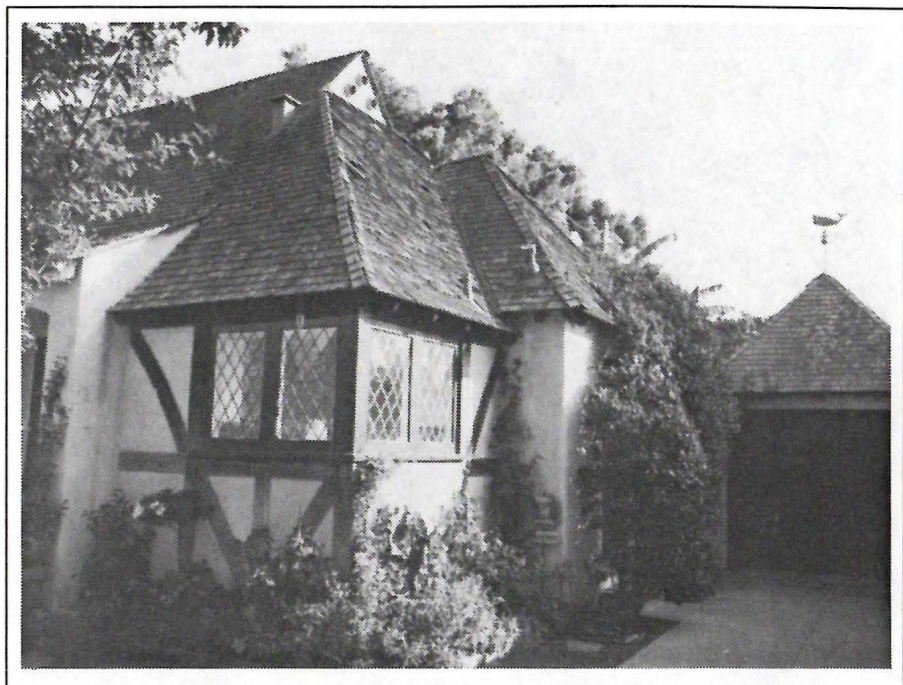
Architect: Howard H. Wells

Builder: Unknown

Date of Construction: c. August 1931

Present Owners: James Backhaus

Comments: 1930's California Ranch House with a long front porch modeled after those found in early California Ranchos.



14

Photo: Juliette Mondot

Address: 369 Dunemere Drive

Original Owners: T.S. Thompson

Style: English Tudor Revival

Architect: Unknown

Builder: Dennstedt & Laudt

Date of Construction: c. 1948

Present Owners: John & Patty Moury

Comments: Hidden away from the street, this classic Tudor Revival cottage supposedly made a perfect hideaway for Orson Wells and Rita Hayworth. It was built c. 1948 by T.S. Thompson who lived nearby at 7150 Monte Vista Avenue.



16

Photo: Marjorie McNair

Address: 7235 Monte Vista Avenue

Original Owners: Remsen McGinnis

Style: Spanish Colonial Revival/Mediterranean

Architect: Wichton L. Risley (L. A.)

Builder: Unknown

Date of Construction: c. 1930

Present Owners: Max & Melissa Elliot

Comments: An L-shaped Spanish Colonial hacienda with an enclosed front garden patio. Mr. McGinnis was an executive of the Holly Sugar Corporation. He and his wife Lucy came to La Jolla in 1929. They lived in their hacienda-like home until 1953.



17

Photo: Juliette Mondot

Address: 7231 Monte Vista Avenue

Original Owners: Edgar V. & Hazel Ullrich (1924-33)

Style: French Provincial Revival

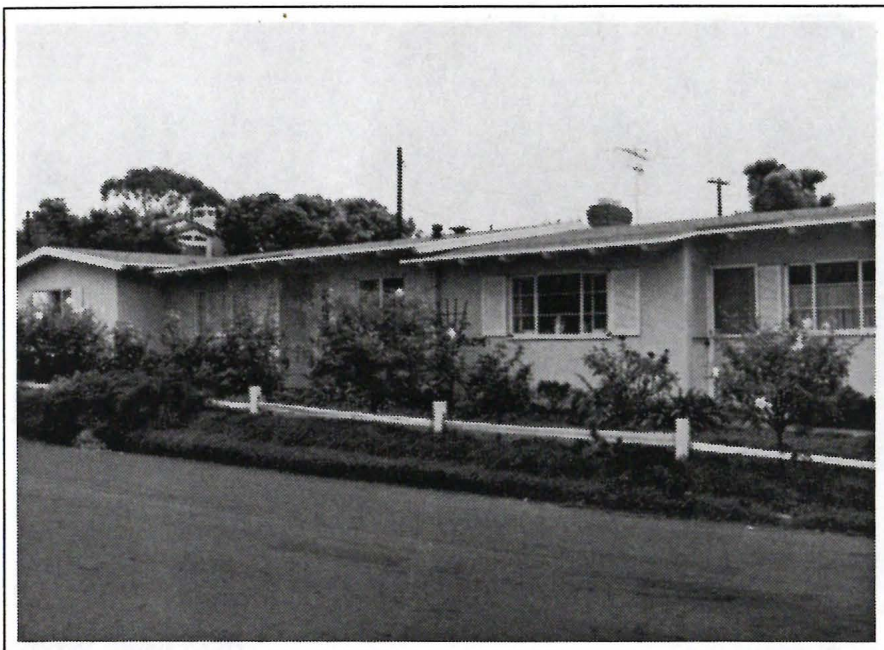
Architect: Edgar V. Ullrich

Builder: Unknown

Date of Construction: c. 1924

Present Owners: N/A

Comments: Reminiscent of a rustic farmhouse in Brittany, France, Ullrich's home is characterized by its conical towers and sharp-angled roof lines. A noted feature is its unique climbing monkeys on a vine doorway relief. Ullrich was invited to La Jolla from Colorado Springs in 1924 by Mrs. Isabel Hopkins, specifically to design her Casa de Mañana resort hotel. During his 30-year architectural career, he designed many fine homes in the area. Among these are the H.J. Muir and Baille houses in the Muirlands subdivision (which Ullrich helped Muir plan in 1927). In addition, Ullrich designed several Roman Catholic churches in the San Diego area, including St. Charles Borromeo in Point Loma, and St. Brigid in Pacific Beach. He also designed several Spanish Renaissance style buildings on the University of San Diego Campus. In 1959, the house served as the summer residence of famed pianist Van Cliburn.



18

Photo: Juliette Mondot

Address: 411 Dunemere Drive

Original Owners: Mrs. Elizabeth Brown (1939–41)

Style: California Ranch

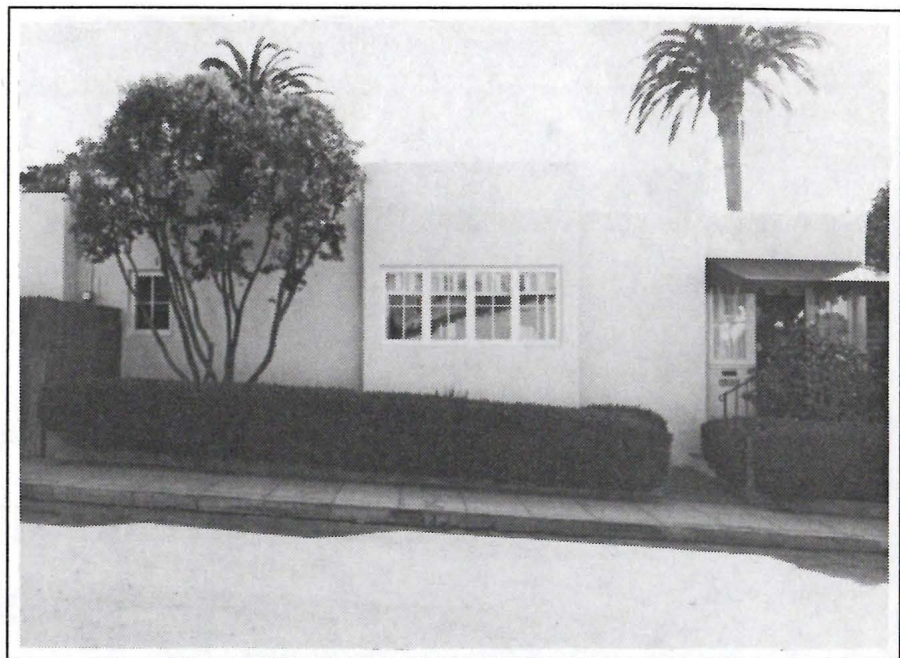
Architect: Unknown

Builder: Unknown

Date of Construction: c. 1939

Present Owners: David & Marjorie McNair

Comments: Sprawling ranch house based on early California Ranch houses. Note the rose garden along the rail fence.



19

Photo: Juliette Mondot

Address: 409 Dunemere Drive

Original Owners: Mrs. Evelyn Barnette (1934–36)

Style: Spanish Colonial Revival

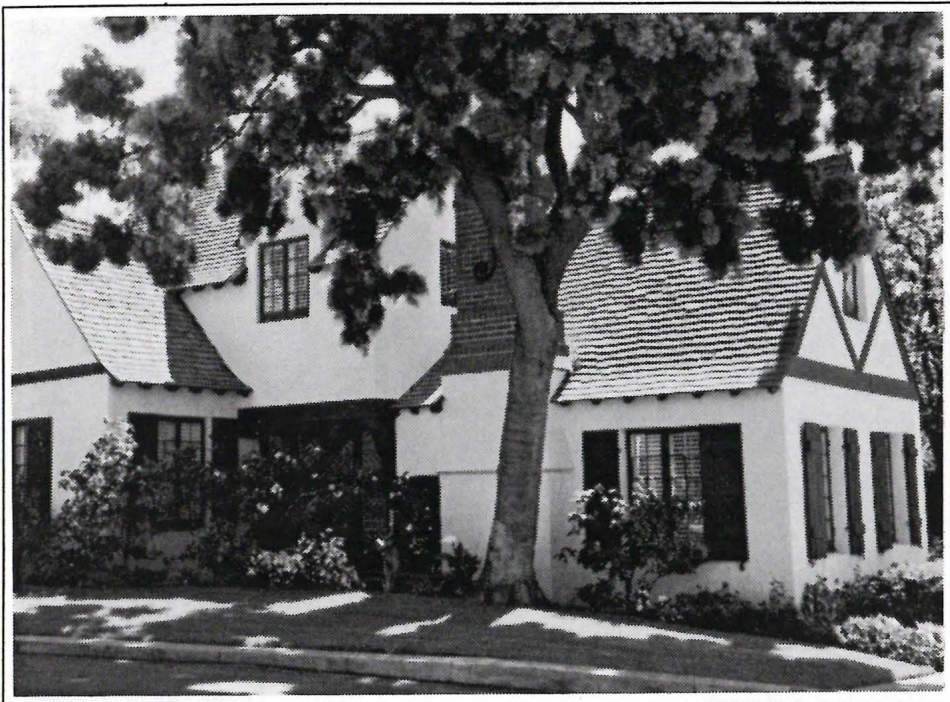
Architect: Unknown

Builder: Unknown

Date of Completion: c. 1937

Present Owners: Ruth Tichenor

Comments: Rare flat-roof Pueblo-influenced Spanish Colonial Revival bungalow. The stepped parapets and battened wall give it a feeling of Pueblo Deco—a mixture of New Mexican Spanish Colonial Revival, Native Pueblo building styles, and geometric Moderne.

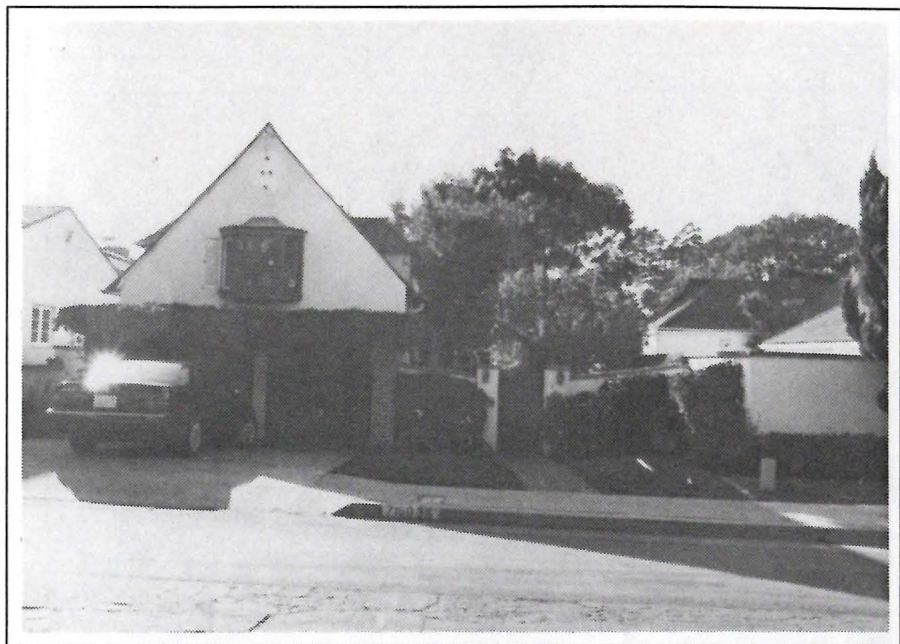


20

Photo: Marjorie McNair

Address: 7209 Monte Vista Avenue
 Original Owners: Mrs. Frances Beachy
 Style: English Tudor Revival
 Architect: Lilian J. Rice
 Builder: Unknown
 Date of Construction: c. 1929
 Present Owners: Andrews

Comments: This is a rare example of a Lilian Rice design outside the Spanish Colonial Revival genre. Born in National City in 1888, Lilian Jenette Rice was one of the first women to graduate from the University of California at Berkeley's School of Architecture in 1910. While working for the architectural firm of Requa & Jackson during the early 1920's, Lilian J. Rice was given the assignment to design the community of Rancho Santa Fe for the Santa Fe Development Company. Her masterful use of Spanish Colonial Revival architecture in this designed community stands as her masterpiece. Her homes express her philosophy that a house needs to blend in with its environment. Rice's other noted work is her updating of the Juan Osuna Ranch in 1934 for Bing Crosby.



21

Photo: Juliette Mondot

Address: 7148-50 Monte Vista Avenue

Original Owners: F. Lislie Morgan 1930, Charles D. Larrence 1935,
Kenneth & Martha Abernathy (7148: 1937);
Daniel E. & Bessie E. Landes (7150: 1937-38)

Style: English Tudor Revival

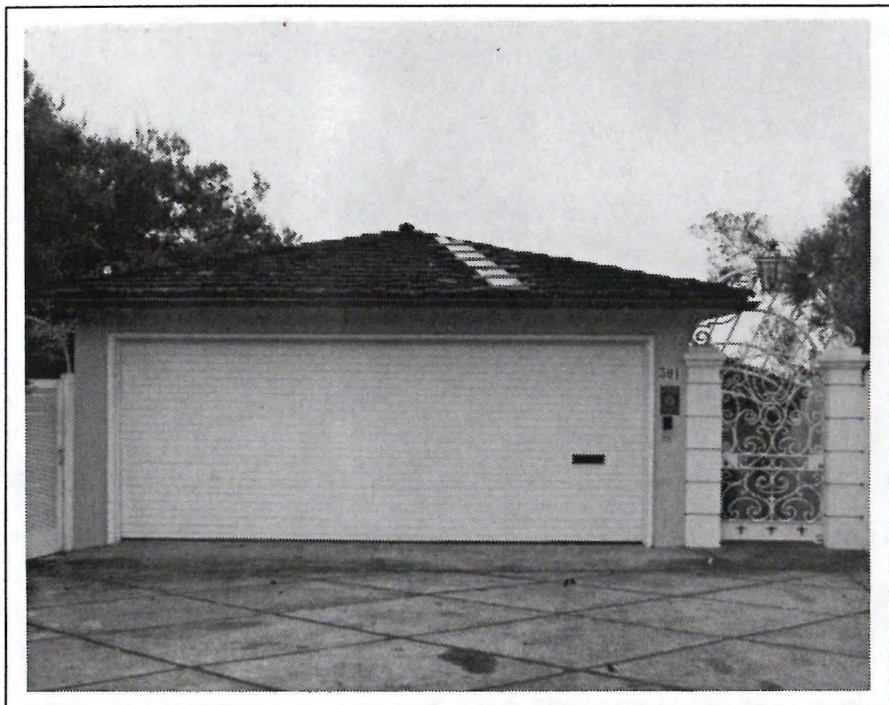
Architect: Edgar V. Ullrich

Builder: Charles D. Larkins

Date of Construction: c. 1931-35

Present Owners: Joseph & Linda Marrone

Comments: The main building, 7150, a wood frame, stucco clad two-storey house was built by Charles D. Larkins, building contractor and speculator. A native of Kenton, Ohio, Larkins came to the area in 1910, where he built spec houses until his retirement in the late 1930's. This Edgar Ullrich design is a rare example of English Tudor Revival without half-timbering.

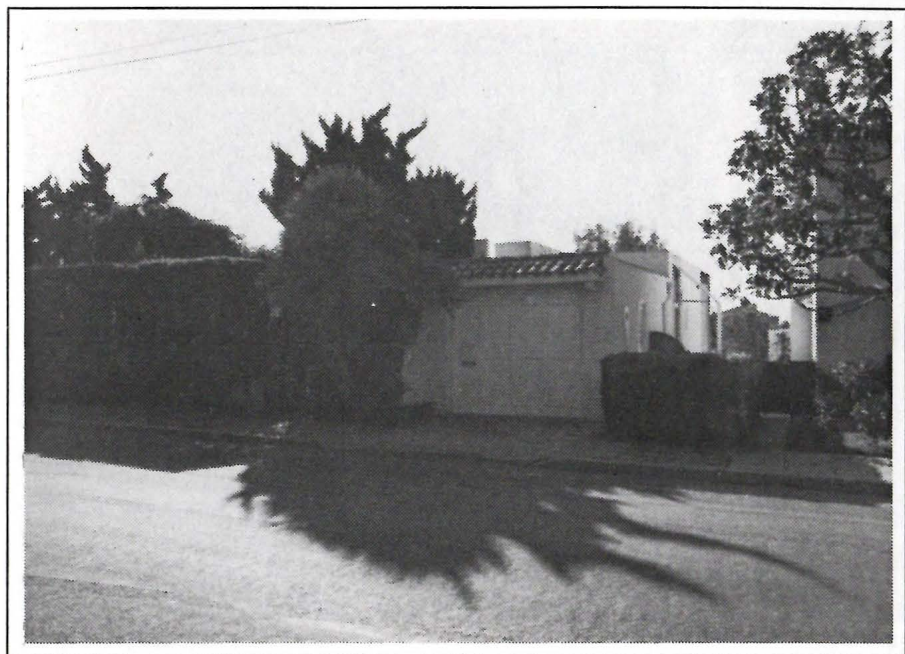


22

Photo: Juliette Mondot

Address: 301 Vista De La Playa
Original Owners: Samuel Goldwyn, Jr.
Style: 1950's Modern/Contemporary
Architect: Unknown
Builder: Unknown
Date of Construction: c. 1950's
Present Owners: Samuel Goldwyn, Jr.

Comments: Beachfront retreat of Samuel Goldwyn, Jr., son of the founder of MGM and Samuel Goldwyn Studios. Sometimes referred to as American International, this style was a favorite for architect-designed homes from about 1950-1970.



23

Photo: Juliette Mondot

Address: 7112 Monte Vista Avenue

Original Owners: Julia Goodell

Style: Spanish Colonial Revival

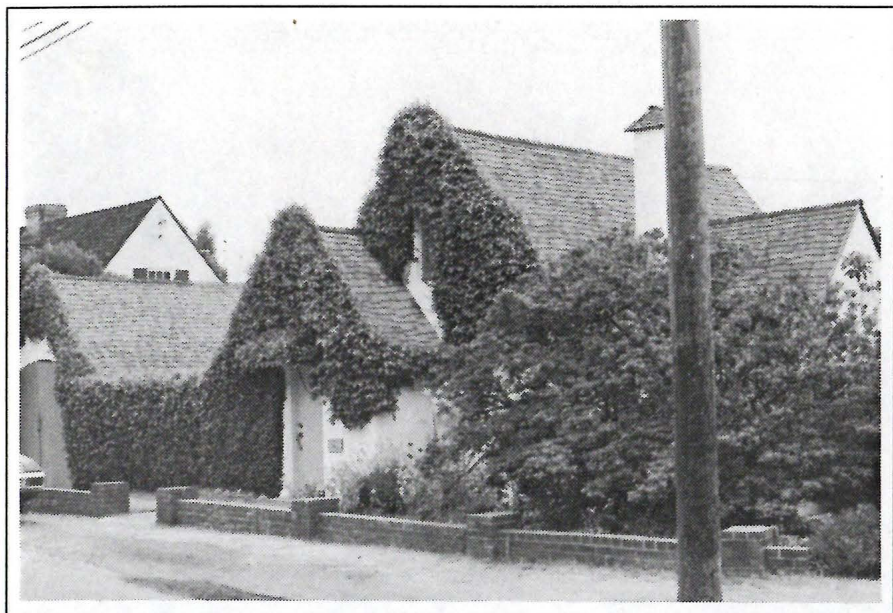
Architect: Unknown

Builder: Unknown

Date of Construction: C. 1925

Present Owners: David Rinehart

Comments: Another Spanish Colonial Revival hacienda set back from the street with an enclosed garden patio. Architect David Rinehart assisted on the design of the current addition to the Salk Institute.



24

Photo: Marjorie McNair

Address: 360 Fern Glen

Original Owners: Mrs. Florence B. Palmer (1930–36)

Style: English Tudor Revival

Architect: Florence Bachman Palmer

Builder: Unknown

Date of Construction: c. 1928–1930

Present Owners: Johnson, Gordon & Gloria

Comments: Original street name, "Surfton Place." A.K.A. "Little Peoples' Block." Mrs. Florence B. Palmer had this small English Tudor Revival cottage built in 1930. The cottage is one of three similar structures occupying the corner of Fern Glen and Monte Vista Avenue. English Tudor Revival style homes nearly rivaled their Spanish Colonial Revival counterparts in popularity in Southern California.

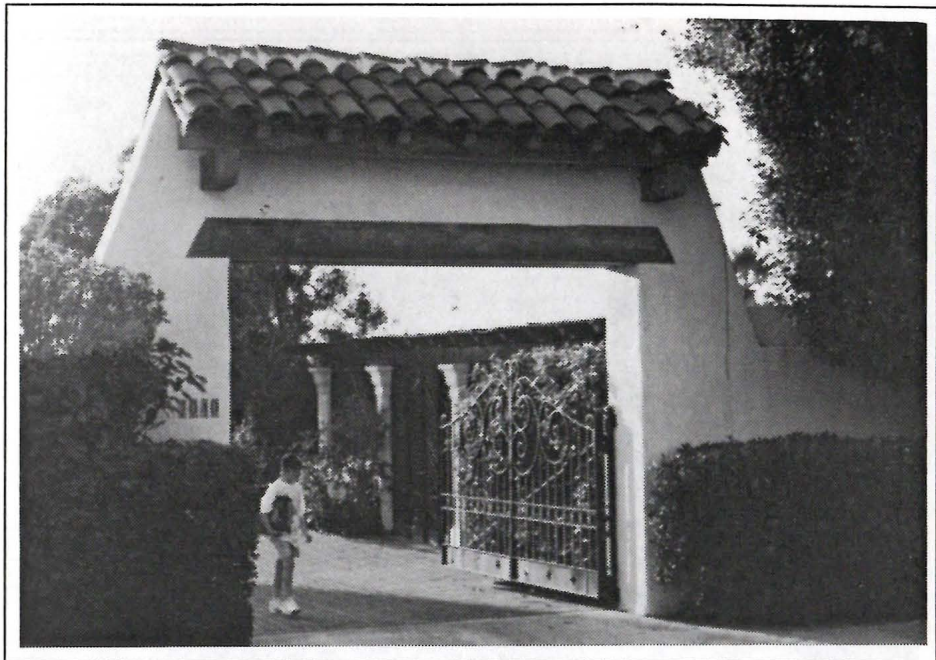
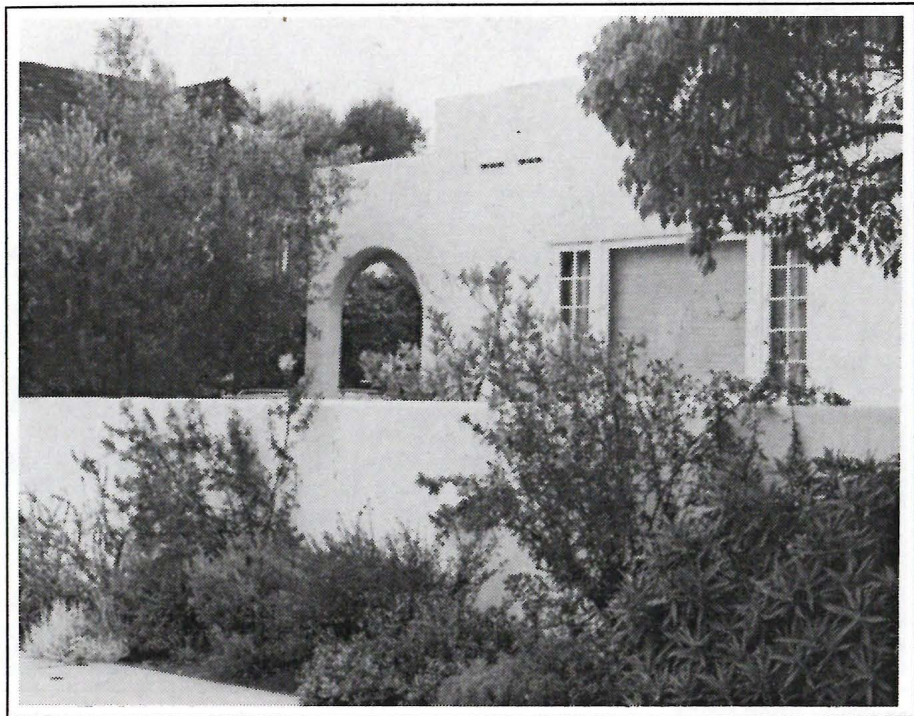


Photo: Robert Broms

25.
 7040 Neptune Place
 Original Owners: Frank P. Sherwood
 Style: Spanish Colonial Revival
 Architect: George Washington Smith
 Builder: Unknown
 Date of Completion: 1925–28

Comments: Mining engineer and utilities executive Frank P. Sherwood came to La Jolla in 1926 and commissioned Santa Barbara architect George Washington Smith to design his hacienda-like home overlooking the ocean. Smith is given credit for popularizing the Spanish Colonial Revival movement in Southern California. He devised an architectural vocabulary based on romantic Andalusian rural homes—red-tiled roofs, white masses of stuccoed surfaces, shuttered windows—surrounding a walled landscaped garden patio. More well known for his work in Montecito and Santa Barbara, the Sherwood Residence is the only example of his work in San Diego County. Sherwood, before coming to La Jolla in 1922 to retire, was a mining director in Virginia City, Nevada, and later became an executive of the City of Spokane, Washington's water utilities company. He passed away in 1952 leaving a large part of his estate to the Art Center of La Jolla. On January 9, 1960, a new \$700,000 wing was added to the Art Center (today's San Diego Museum of Contemporary Art), and dedicated as "Sherwood Hall," honoring its patron.



28

Photo: Marjorie McNair

Address: 7127 Olivetas Avenue

Original Owners: Mrs. Laura E. Radford (1926–1929)

Style: Spanish Colonial Revival Bungalow

Architect: Unknown

Builder: Unknown

Date of Construction: c. 1919-1926

Present Owners: Italo & Stephanie Scanga

Comments: Only about ten percent of all Spanish Colonial Revival houses were designed with parapeted flat roofs. Loosely based on flat-roofed Spanish Colonial prototypes of the American Southwest, they often resemble Pueblo Revival bungalows of the same era. Mrs. Radford was the widow of G.W. Radford. She, like other early residents of the Barber Tract, were recently widowed women who chose to spend their remaining lives (and their late husband's insurance money) in Southern California. Much of the drought tolerant Mediterranean landscaping is original, installed by Mrs. Radford who lived in the house 60 years.

Scrapbook



1930's view of sand dune and neighborhood



Photo: Marjorie McNair



Photo: Marjorie McNair

Craftsman houses were still being built in the 1920's and are found scattered among the other styles.

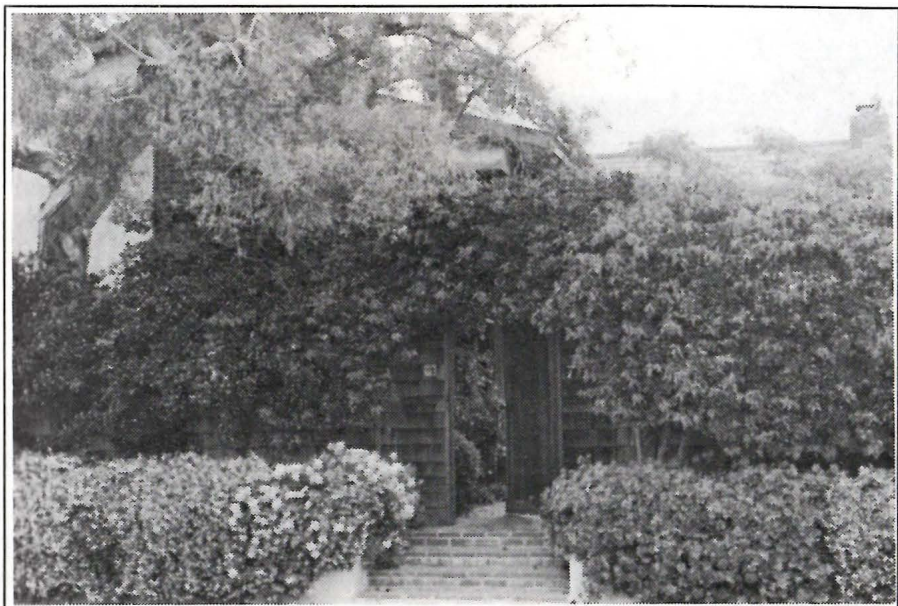
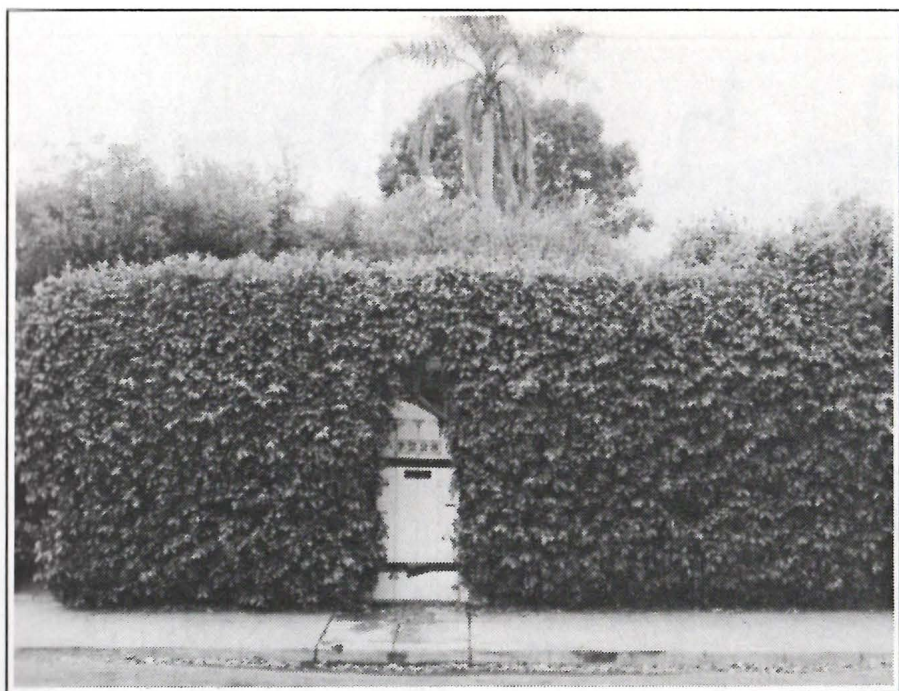
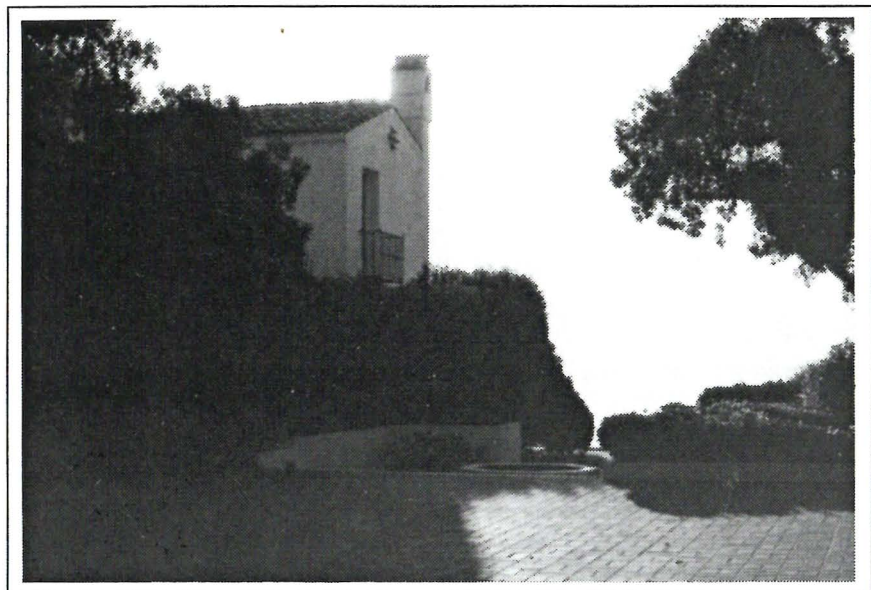


Photo: Marjorie McNair



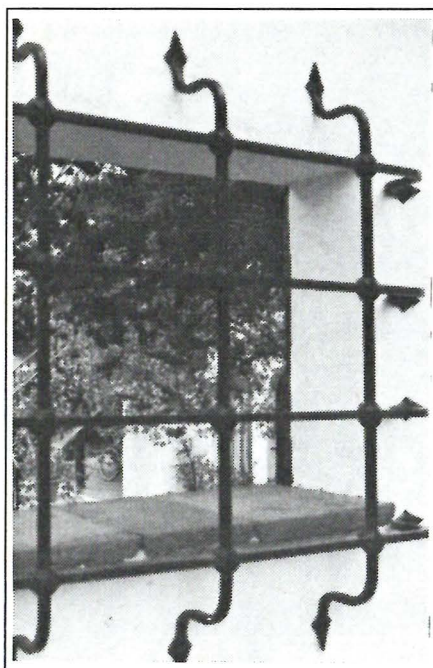
Walled gardens with charming covered gates seem to be the rule rather than the exception in the Barber Tract.

Photo: Marjorie McNair



Sun, Sea, Style . . .

Photo: Robert Broms



More style
Photo: Juliette Mondot

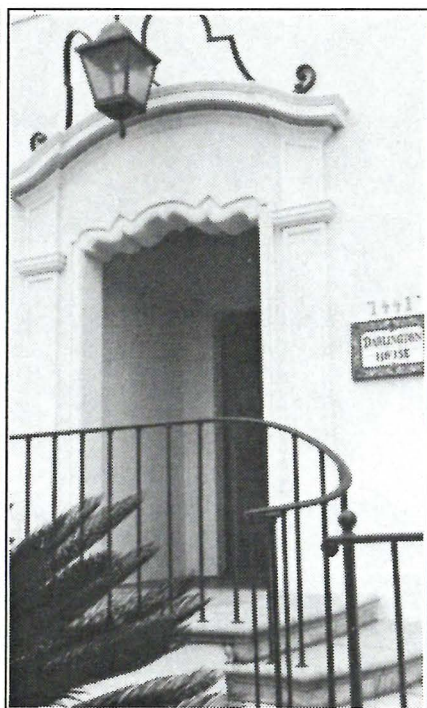


Photo: Juliette Mondot