

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

DATA SHEET

FOR NPS USE ONLY

RECEIVED DEC 16 1975

DATE ENTERED MAR 15 1976

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC

AND/OR COMMON

The Red Rest and Red Roost Cottages

2 LOCATION

STREET & NUMBER

1187 and 1179 Coast Blvd.

__NOT FOR PUBLICATION

CITY, TOWN

La Jolla, SAN DIEGO

CONGRESSIONAL DISTRICT

Forty-first

STATE

California

CODE

06

VICINITY OF

COUNTY

San Diego

CODE

073

3 CLASSIFICATION

CATEGORY

 DISTRICT
 BUILDING(S)
 STRUCTURE
 SITE
 OBJECT

OWNERSHIP

 PUBLIC
 PRIVATE
 BOTH
PUBLIC ACQUISITION
 IN PROCESS
 BEING CONSIDERED

STATUS

 OCCUPIED
 UNOCCUPIED
 WORK IN PROGRESS
ACCESSIBLE
 YES: RESTRICTED
 YES: UNRESTRICTED
 NO

PRESENT USE

 AGRICULTURE
 COMMERCIAL
 EDUCATIONAL
 ENTERTAINMENT
 GOVERNMENT
 INDUSTRIAL
 MILITARY
 MUSEUM
 PARK
 PRIVATE RESIDENCE
 RELIGIOUS
 SCIENTIFIC
 TRANSPORTATION
 OTHER:**4 OWNER OF PROPERTY**

NAME

Mr. Jack Heimburge

STREET & NUMBER

939 Fifth Avenue

CITY, TOWN

San Diego

STATE

California

VICINITY OF

5 LOCATION OF LEGAL DESCRIPTIONCOURTHOUSE,
REGISTRY OF DEEDS, ETC.

County Recorder's Office

STREET & NUMBER

1222 First Avenue

CITY, TOWN

San Diego

STATE

California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

City of San Diego Historical Site Board Register No. 101

DATE

January 3, 1975

 FEDERAL STATE COUNTY LOCALDEPOSITORY FOR
SURVEY RECORDS

City Administration Building

CITY, TOWN

Planning Department, 202 "C" Street

STATE

California

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED (slightly)	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Red Rest cottage, 1187 Coast Blvd., was constructed in 1894 and was so named at that time. The Red Roost, 1179 Coast Blvd., was also constructed later in the same year (1894) and at that time was named the Neptune. It was also identified as The Cove Tea Room before eventually being named as the Red Roost which is the one most known and recognized.

The Red Rest and Red Roost Cottages would be classified as Beach Cottage bungalows with veranda style. The buildings consist of one story with attic room and the wall construction is of frameless, diaphragm skin (tongue and groove single wall).

ARCHITECTURAL REPORT

By Eugene Ray

The Red Rest and Red Roost (Neptune) are raised, single story, (originally) wooden "beach cottage bungalow" vernacular residences. Their type is extremely important as the progenitor of the second generation type internationally known as the "California Bungalow." From these early bungalows grew the major American contributions to modern housing: -- economy, simplicity, miniturization, informality, increased interior light via larger fenestration, and a major indoor-outdoor relationship (in the important veranda).

My paper, Historical Importance of the Red Rest and Red Roost Bungalows and Necessity for Retention at the Cove Beach Site in La Jolla, California, delineates the extended importance of the international significance of these two structures. Additionally, I have recently discovered new evidence of their value in terms of the methodology of construction. Heretofore, experts such as Clay Lancaster, author of The Japanese Influence in America, have stated that the Greene Brothers invented frameless wall (tongue and groove, diaphragm skin) construction. The fact is that the Red Rest and Red Roost were built with frameless wall construction before the Greene Brothers started building (1894). This is another important factor in the development of the simplified modern house and certainly increases the historical value of the two red cottages. California is a young state, but has always been a leader in new developments internationally in residential design. These early contributions exemplified in the Red Rest and Red Roost must not be underestimated.

Of the greatest significance, too, is the location of the two cottages facing the ocean at the Cove Beach. The symbiotic relationship is probably the only one left of this type with this importance in all of Southern California. The influences of the residential type from vernacular housing in the South Pacific, Japan, and India, are extremely important and especially significant to the house site relationship. (It must be noted additionally that the preservation of the two houses would be virtually assured with their use as a visitor center at this second most visited location in San Diego.) The importance of the sea to La Jolla and San Diego is

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monumental and the architectural significance of these two structures can be directly traced to their sea oriented historical type and location.

The ambience of the site has been largely retained with a handsome combination of mature palm and eucalyptus trees. The origin of these trees very possibly can be traced back to Kate Sessions original work in the block with Anna Heid in 1894. This ambience strengthens the tie of the cottages to the Cove, which, possessing a similar ambience, sets up a strong symbiosis.

The two bungalow cottages are in generally good condition, considering their age. A foundation check has been made revealing no sign of termites or rot under the houses proper. There may be some work to be done under the extended veranda of the Red Roost. This extension was made in 1940 when it was used as a tea room.

The Red Rest has had part of the veranda enclosed and a stair added to the attic bedroom. Both structures are in excellent position for full restoration.

Eugene Ray, Architect, M.F.A.
Professor of Environmental Design

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RED REST AND RED ROOST COTTAGES

Documentation of Construction Dates

San Diegan-Sun, July 10, 1894

"Real Estate Transfers---The following are the real estate transfers filed from 9 a.m. to 5 p.m. as reported by H. T. Christian & Co., abstractors and searchers of records, 915 Sixth Street:

.....L.A. Hamilton et al to J.E. Fishburne--Lots 1, 2, and 3, blk 59 La Jolla Park..."

San Diegan-Sun, August 30, 1894

"La Jolla---Leovy's Cottage... The building of Geo. J. Leovy's cottage will begin this week..."

San Diegan-Sun, August 22, 1894

"La Jolla---More Cottages to go up...Gene Fishburn, Geo. Leovy and Dr. Rhodes expect soon to begin building three pretty cottages on the point near the bath house..."

San Diegan-Sun, September 10, 1894

"La Jolla...The foundation for Geo. J. Leovy's cottage, near the bath house, is finished and it is expected to be ready for occupancy in two weeks. Ground has been graded for Dr. Rhodes' cottage, which will adjoin the Leovy cottage..."

San Diegan-Sun, September 24, 1894

"La Jolla...U.S. Grant and Jesse Grant were here Saturday looking over the uplands at cottage sites.---The Leovy cottage is nearing completion.---Ground is being graded for Dr. Rode's cottage for which the lumber has arrived..."

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San Diegan-Sun, September 27, 1894

"Real Estate Transfers---The following are the real estate transfers filed from 9 a.m. to 5 p.m., as reported by H. T. Christian & Co., abstractors and searchers of records, 915 Sixth Street:

.....J.E. Fishburn to G.J. Leovy--Lot 1, blk 59, La Jolla Park..."

San Diegan-Sun, December 31, 1894

"La Jolla....Mrs. and Miss Fishburne and the family of Geo. J. Leovy are installed in their new red cottages near Dr. Jos. Rodes' place..."

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

Built 1894

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Red Rest and Red Roost bungalows are important examples of California beach cottage vernacular circa 1894, and that type was indeed the progenitor of some of the most important residential structures in the history of American architecture.

The primary factor that gives overwhelming value to the Red Rest and Red Roost Bungalows is their orientation to the Cove beach and the Pacific Ocean. It was in fact this great sea that mothered the type from its origins in the Far East. These two bungalows on their site represent the most important architectural situation in La Jolla, certainly as they relate to the history of domestic architecture in this country.

The Red Rest and Red Roost are progenitive types that had enormous influence on the direction of the large body of domestic American architecture and influenced quite a few master designers. These original examples related to their sites as a plant does, physically responding to the exigencies of the situation, absolutely honest and true.

It should be noted that the Red Rest and Roost bungalows are important, as the proto-typical source representation of the whole thrust of California's contribution to modern domestic architecture in the United States. The key to this understanding is to be found in the veranda of the bungalows, a major metaphor of the inside-outside synthesis that exemplified the Southern California syndrome of out-of-door.

The type was and is an excellent solution to housing in a warm, humid situation. The veranda is in effect an outdoor living room and many times dining and sleeping room.

The buildings are light weight, fiber based, small scaled, raised residential types, verandahed with sweeping roofs, cousins of the original version in India-Japan and related to similar types throughout equitable climatic areas of the new world.

One of the extraordinary fine features of the bungalow is its relaxed and informal character which in the gay nineties was metaphorical of an optimistic spirit parallel to new inventiveness. It was natural that California would be nutrient for the new spirit and the California bungalow proliferated as its residential vehicle. The fact that the Red Rest was painted such a brilliant color represented its association with a relaxed sea-side spirit and exuberance. La Jolla was from the early days a jewel of the sea. The cove was the major outdoor focal point where relaxation and

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Listed under #7. "Description"

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 17,600 sq. ft. = 0.4 ac.
 UTM REFERENCES 11/474590/3634480

A

11	474590	3634480
ZONE	EASTING	NORTHING

B

ZONE	EASTING	NORTHING

C

ZONE	EASTING	NORTHING

D

ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Paul D. Foxworthy, Assistant to the Planning Director

ORGANIZATION

City of San Diego Historical Site Board

DATE

STREET & NUMBER

City Admin. Bldg. - 202 "C" Street

TELEPHONE

CITY OR TOWN

San Diego

STATE

California

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

SIGNATURE

Donald Rhodes

TITLE State Historic Preservation Officer

DATE

OCT 1 1975

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

3/18/96

ATTEST:

Robert B. Ketting

DATE

3-12-76

KEEPER OF THE NATIONAL REGISTER

Acting

UNITED STATES DEPARTMENT OF THE INTERIOR
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communion with nature via hydrosolar therapy was a paramount relief from the daily pressures of living.

The bungalows are symbiotically tied with their site at the cove and are a metaphor of the new spirited architecture that Louis Sullivan travelled all the way to California to see. It was this syndrome that fostered so much of what we know as modern architecture in California today; an architecture that looked outward, to the sea, rather than inward.

La Jolla was at first a tent town watering spot and early photographs testify to this holiday spirit. Later the spirit was continued in its development as a center for the arts. The bright red bungalows were flowers of this spirit.

It is not accidental that the first international air show took place in Southern California in this period and that Craftsman magazine was promoting the California bungalow as a house for economical, healthful living. So the phototypes origin at the beach gave way to its evolution as a permanent vernacular house. By 1910 this type had developed into the major American residential type. The important understanding is the Craftsman Journal's interest in the bungalow as an innovative archtype. Innovation invention and healthful living have been the major thrust of California domestic architecture of the better type ever since and very much an inspiration to the world wide movement toward lightweight, high evolutionary structures.

The Red Rest and Roost are two of only three remaining examples of this very significant type house on the La Jolla coast and as far as I know, possibly all of Southern California

Although they may be very humble structures on the surface, the two red bungalows represent the earliest most vital La Jolla spirit.

La Jolla has an Arcadian spirit. It is a place where the sun, the sea and the land have worked together in a magical way to produce a paradisial situation. The spirit of the two bungalows in their relation to the cove are our earliest metaphor of this and indeed the standard bearers of the greatest American residential dream of this century. A break away from the dark interiors of the previous epoch toward the light and fresh air of the California syndrome.

Credit: Excerpts from paper by
Eugene Ray, M.F.A., Architect
Prof. of Environmental Design
San Diego State University

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BACKGROUND OF OWNERSHIP

While San Diego was experiencing the "great boom" of the late 1880's, La Jolla was attracting more people, too, with its many natural resources--the Park, the Caves and Cove, and the adjacent rugged coastline. Howard S. F. Randolph's La Jolla: Year by Year (1946) gives a vivid account of the beginnings of the first significant development of La Jolla (page 2): "On January 18, 1886, according to his diary, Frank Terrill Botsford arrived in San Diego by boat, and on March 16th he wrote: "Magnificent day at La Jolla." We all know what that means, as we have all experienced those magnificent days. So it is not surprising that the next entry of importance with eight days later, when he wrote in his diary, very laconically: 'Bought La Jolla!' Others had owned La Jolla, and others had seen its possibilities, but Frank Botsford was the first to undertake to develop the property. On July 12 he sold a quarter interest to George W. Heald, and immediately began a search for water." On March 25, 1887, "he sold another quarter interest in La Jolla to Charles S. Dearborn--who was to be so closely associated with La Jolla in its early days--and H. W. Whitney.

"The La Jolla that Mr. Botsford had bought consisted of Pueblo lot No. 1282, with portions of Pueblo lots 1283 and 1284....It was named 'La Jolla Park'--a name that section of La Jolla still bears." Mr. Botsford and Mr. Heald had the land surveyed and subdivided under the auspices of The Pacific Coast Land Bureau, and then the land was auctioned off. By following the chain of title (see Exhibits), we find that Mr. Botsford, Mr. Heald, and Mr. Dearborn sold parcels 1, 2 and 3 of block 59 in the La Jolla Park to Mr. Bryant Howard June 3, 1887. Mr. Howard then sold the land to Wendell and Carrie Easton March 17, 1892. One month later they in turn sold it, and it changed hands a few more times until it was acquired by Dr. J. E. Fishburn for five hundred dollars July 9, 1894.

On September 26, Dr. Fishburn sold lot 1 to George J. Leovy for five dollars. In the next few months, both men built their houses. As was typically done at that time, both houses were named, Dr. Fishburn's the "Neptune" and Mr. Leovy's the "Red Rest". Due to the placement of the houses on the site, the men had the boundaries changed September 21, 1896.

George Leovy sold the "Red Rest" to Florence Sawyer March 21, 1896. She married John Ransome Brandsley, and they honeymooned in the house and continued to live there until 1917. Dr. J.E. Fishburn sold the "Neptune" to Dido K. Ludington and her sister, Josephine T. Chase June 10, 1898. In 1900, they sold an undivided half interest to William French Ludington (Dido's husband) and Paul E.B. Chase (Josephine's and Dido's brother). As can be seen in their biographies, these men and women were prominent figures of their time and contributed much to the early development of San Diego and La Jolla.

The houses have continued to serve as residences to this day except for a brief period when the "Neptune" was a tea room. The present owner is Jack Heimburge, La Jolla Cove Apartment Motel and Hotel Apartments. The cottages are currently rented out for \$225.00 a month each.

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SUMMARY OF REASONS TO
PRESERVE THE RED REST AND
RED ROOST BUNGALOWS IN
LA JOLLA ON THEIR SITE

The two bungalows are the most important historical buildings in La Jolla for the following reasons:

1. They are the oldest existant buildings on their original sites in La Jolla, California (1894). (~~Without irreparable changes.~~)
2. They are the best existing examples, in all of California, of the first generation Pacific Coast oriented vernacular residential type (derivative of Indian, Japanese, and Pacific Island vernacular); especially as they relate to their seaside site.
3. They represent the best examples of the progenitor of the most important architectural residential movement in the United States. From their type grew the California Bungalow which swept the country in the first decade of this century. In effect they are the prototypes of the modern American vernacular house: economical, informal, and healthfully oriented.
4. Their type was a strong influence on the important architects of the day. Frank Lloyd Wright, Louis Sullivan, the Greene Brothers, Irving Gill, Bernard Maybeck, etc., were all stimulated by the first generation Pacific Ocean Bungalow. Probably the most important heroic residential historical house of the California synthesis, The Gamble House in Pasadena, is a classic example of this.
5. The two bungalows' symbiotic relationship to the Cove area is ultra-important. To remove these two structures would seriously injure the already deteriorating fabric of one of the most compelling, spiritually humanistic environmental situations in the United States. A city is not just buildings; it is a situation. There must be human scale and poetry in our environment if we are to survive.

Eugene Ray, Architect
La Jolla, California

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RED REST AND RED ROOST COTTAGES (San Diego County, CA)

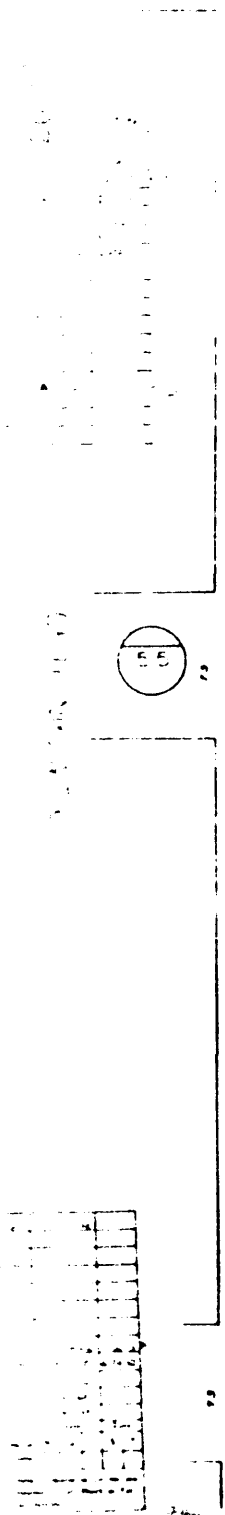
Anthony A. Ciani, Eugene Ray, et. al., A Research Report on the Red Rest and Red Roost Cottages, 1974, San Diego.

David Gebhard and Harriette Von Breton, Architecture in California, 1868-1968, University of California, Santa Barbara, 1968.

Howard S. F. Randolph, La Jolla Year By Year, The Library Association of La Jolla, La Jolla, California, 1955.

Harold Kirker, California's Architectural Frontier, Russell and Russell, New York, 1970 (reissued).

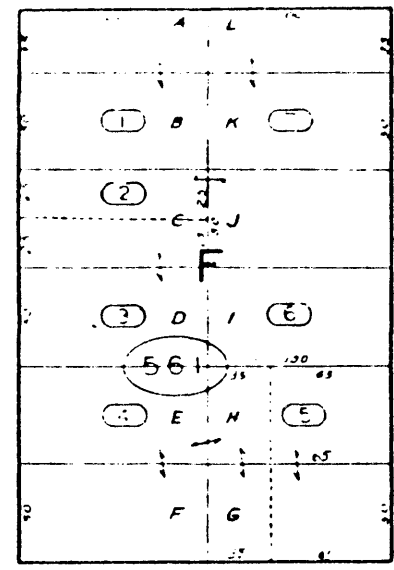
Clay Lancaster, The Japanese Influence in America, Walton H. Rawls, New York, 1963.



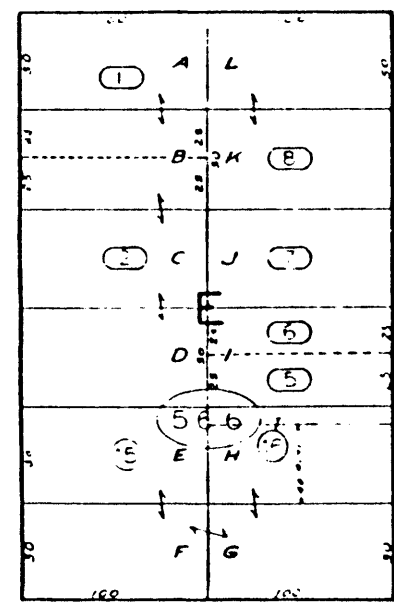
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STREET

FRONT



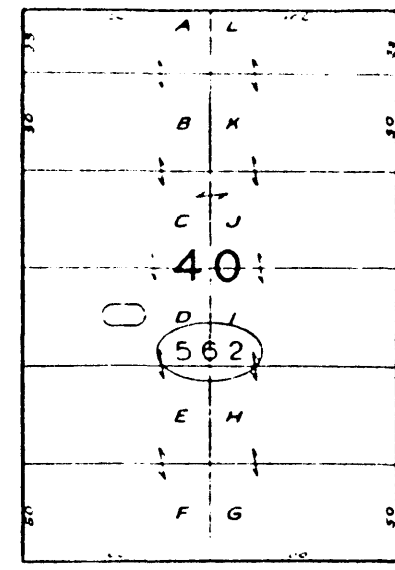
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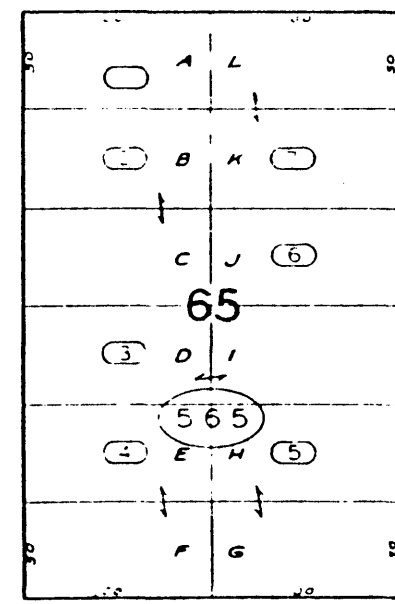
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AVE.

FIRST



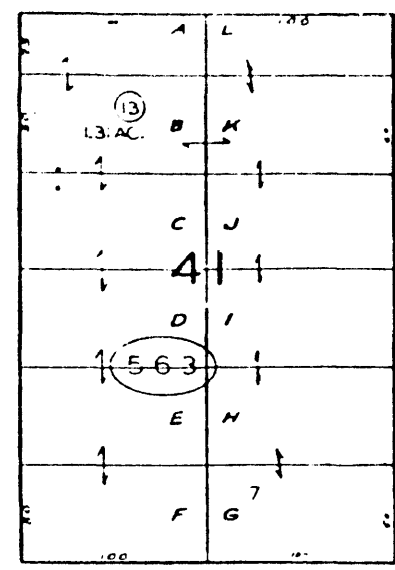
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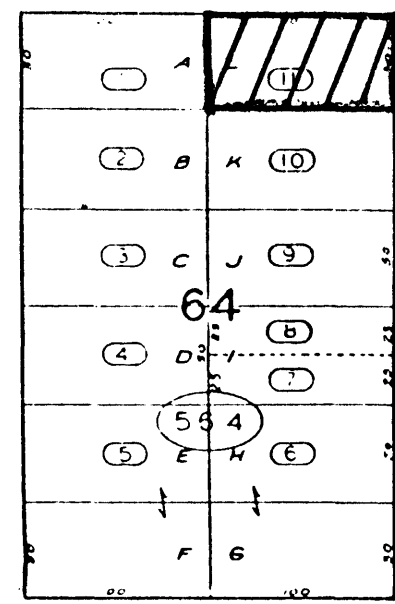
535
6

AVE.

SECOND



STREET



PYTHIAS LODGE BLDG.

CITY OF SAN DIEGO
HORTON'S ADDITION
BKS. E, F 40, 41, 64, 65

MAP ORIGIN: SCALE: ~~1" = 100'~~
SCALE - 1" = 100'

AVE.

THIRD

HORTON
PLAZA

57
4

BLK

533
56
PAGE

7-21

57
53

FEB 27 1961