

TORREY PINES LODGE
Torrey Pines States Natural Reserve
12500 North Torrey Pines Road
San Diego
San Diego County
California

HABS CA-2868
HABS CA-2868

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

HISTORIC AMERICAN BUILDINGS SURVEY
National Park Service
U.S. Department of the Interior
1849 C Street NW
Washington, DC 20240-0001

HISTORIC AMERICAN BUILDING SURVEY

TORREY PINES LODGE
(Torrey Pines State Natural Reserve, Visitor Center)

HABS No. CA-2868

Location¹: 12201 Torrey Pines Park Road
San Diego, San Diego County, California 92037

USGS Del Mar Quadrangle (7.5)
Universal Transverse Mercator (UTM) Coordinates:
Zone: 11
Easting: 476740
Northing: 3642078
Degree Decimal:
Latitude: 32.9166837675133
Longitude: -81.2487603290041

Present Owner: California Department of Parks and Recreation
1416 9th Street
Sacramento, California 95814
P.O. Box 942896
Sacramento, California 94296

Present Occupant: California Department of Parks and Recreation

Present Use: Torrey Pines State Natural Reserve, Visitor Center

Significance: The construction and operation of Torrey Pines Lodge is closely associated with the relationship between early road development and tourism in San Diego. The Pueblo Revival building strategically situated at what served as the Gateway of San Diego from 1923 to 1933, was a roadside landmark attracting tourists traveling between Los Angeles and San Diego along the adjacent coast road. In 1933, business at the Lodge dwindled when the coast road was rerouted around the Lodge to navigate a less rugged route. In addition, the design and construction of the Torrey Pines Lodge was an important collaboration between philanthropist Miss Ellen Browning Scripps and San Diego based architect Richard S. Requa and structural engineer Herbert L. Jackson of the firm Requa and Jackson Architects, Los Angeles based landscape architects Ralph D. Cornell and Theodore Payne, adobe expert John Byers, and park custodian and horticulturalist, Guy L. Fleming.²

¹ The locational data listed above was extracted from the U.S. Department of the Interior, National Park Service, National Register of Historic Places Registration Form, Torrey Pines Lodge. Alternative locational data was identified for Torrey Pines Lodge during the preparation of this report. Alternate addresses include 12500 and 12600 North Torrey Pines Road as well as 12201 North Torrey Pines Road. Further research revealed the property is actually located within the USGS Del Mar OE W Quadrangle (7.5) map, zone 11S with UTM coordinates of 476332E and 3642552N and Latitude and Longitude of 32.92095N and -117.25313W, respectively.

² U.S. Department of the Interior, National Park Service, National Register of Historic Places Registration Form,

Part I. Historical Information

A. Physical History:

1. Date of erection:

1922-23; officially dedicated April 7, 1923³

2. Architect:

Richard S. Requa (architect) and Herbert L. Jackson (structural engineer) of the San Diego-based firm Requa and Jackson Architects

3. Original and subsequent owners, occupants, uses:

Ellen Browning Scripps purchased Pueblo Lot 1338 and a portion of Pueblo Lot 1339 beginning in 1908 and additional portions of Pueblo Lot 1339 in 1911-12, which she held in trust for public education and recreation. In ca. 1916, Scripps land tracts were consolidated with city-owned Torrey Pines Park to form the Torrey Pines preserve, and subsequently the site of the Torrey Pines Lodge. The Lodge's first live-in proprietors were John C. and Frances Burkholder who operated the Lodge's refectory and gift shop from ca. 1923-33. Several other people attempted to run the restaurant, including Harriet Iles in 1934 and Fred, Thomas and Carl Strombeck in 1936.⁴ Later Lodge operators were Axel and Peggy Johnson. The refectory and gift shop remained in continuous operation until May 7, 1959 when the City of San Diego officially transferred title of the Preserve to the State of California. California Department of Parks and Recreation readapted the building for use as a visitor center, museum store, and ranger headquarters.⁵

4. Builder, contractor, suppliers:

James C. Harper, Ellen Browning Scripps agent, and Park Custodian, Guy L. Fleming provided construction oversight of the Torrey Pines Lodge. Los Angeles based Landscape Architects, Ralph D. Cornell and Theodore Payne provided site planning. Building contractors James H. Nicholson and Frank L. Stimson provided foundation work, while John W. Byers, builder and founder of the *Organization for Design and Building of Latin Houses* organized Mexican artisans to make and build on-site adobe blocks. John A. J. Fleming, Guy's father, built the Lodge's refectory furnishings that included Mission-style tables and cowhide backed chairs.⁶

5. Original plans and construction:

Architect Richard S. Requa and structural engineer Herbert L. Jackson designed the

Torrey Pines Lodge, 12201 Torrey Pines Road, San Diego, California. May 15, 1998. Section 8 page 23-24.

³ U.S. Department of the Interior, National Park Service, National Register of Historic Places Registration Form, Torrey Pines Lodge, 12201 Torrey Pines Road, San Diego, California. May 15, 1998. Section 8 page 20.

⁴ Harrier Iles – 1934 & Fred, Thomas, and Carl Strombeck – 1936. Carson, John, “The Restaurant Days of the Lodge.” Centennial Issue, September 1999.

⁵ U.S. Department of the Interior, National Park Service, National Register of Historic Places Registration Form, Torrey Pines Lodge, 12201 Torrey Pines Road, San Diego, California. May 15, 1998. Section 8 page 20-21.

⁶ U.S. Department of the Interior, National Park Service, National Register of Historic Places Registration Form, Torrey Pines Lodge, 12201 Torrey Pines Road, San Diego, California. May 15, 1998. Section 8 page 3, 18.

Torrey Pines Lodge in the Pueblo Revival style in 1922-23. The original plans indicate the building is a one-story U-plan constructed from adobe blocks set in cement mortar and finished in smooth plaster. The main entrance is centrally located on the south façade. Overall, the form is symmetrical and features two chimneys, an elevated central mass (lounge), and three south oriented tiered wings on the east and west façades. Because of the tiered massing, the south façade includes a full-width landing, terrace, and porch, while the north façade includes a full-width terrace.⁷ The overall roof is flat with blunt parapet walls constructed out of adobe block pointed with concrete mortar, and capped with 4-6" of rough concrete finished in ½" plaster.⁸ Strategically placed *gargoyles*⁹ eject water from the roof, and 6" diameter wood *vigas* provide ceiling support throughout the Lodge.

Original drawings indicate hollowed-out log *gargoyles* and projecting *viga* end tails along the roofline at various elevations.¹⁰

In addition, the original building specifications dated July 17, 1922 state:

“The exterior plaster to be colored with mineral colors, mixed with the plaster before the plaster is put on. The color and texture of the exterior plastering shall match, as nearly as possible, the steep walls of the canyon Northwest of the building, with the same moddled tones and variations in color.”¹¹

Paint analysis performed by Susan L. Buck of Paint Chips and Stucco Analysis conducted by Christian Wheeler Engineering both confirmed the original stucco color was a hue of light pink.

South (Main) Elevation

The south elevation of the central building includes two off-centered *gargoyles* and three groups of terra cotta tile vents located along the roofline.¹² The fenestration comprises a centralized set of French doors with a heavy distressed-log railroad tie lintel that is flanked by two multi-light casement windows with railroad tie lintels. A full-width porch provides access to the main entrance. It features a flat roof with parapet that is supported by 12" diameter log posts stemming from an approximately 4'-4" high garden wall attached to the primary east and west wings.¹³ Four stem walls approximately 15" wide x 30" high x 30" deep are set perpendicular to the south side of the garden wall. The garden wall, open in the center, provides access to the porch and entry. The inner posts that flank the porch opening feature hand-hewn corbelled capitals.¹⁴ Additionally, a heavy distressed-log lintel and *vigas* span east to west, terminating into the primary

⁷ Architectural drawing Floor Plan, July 17, 1922, Sheet 2.

⁸ Architectural drawing, Parapet Detail, July 17, 1922, Sheet 2.

⁹ Architect Richard Requa refers to this feature in the original 1922-23 plans as a gargoyle. The correct term is *canale*, which is specific to Pueblo Revival architecture in the southwest region of the United States. For this report, the feature will be referred to as a gargoyle to honor Requa's intentions.

¹⁰ Architectural drawings Parapet Detail, Roof Plan, Sump & Gargoyle Detail, and Elevations, Sheets 3-4.

¹¹ Specifications, Lathing and Plastering, July 17, 1922, Page 23.

¹² Architectural drawing Sump & Gargoyle Detail, July 17, 1922, Sheet 3.

¹³ Architectural drawing Main Porch Details, September 07, 1922, Sheet 6.

¹⁴ Architectural drawing Main Porch Details, September 07, 1922, Sheet 6.

wings' inner walls.¹⁵ A wood panel Dutch door is located on the inner west façade wall of the east wing. The fenestration on the south elevation of the primary east wing, as originally illustrated, features three terra cotta tile vents along the roofline, one centrally located multi-light window with railroad tie lintel, and a decorative *Kiva*-style pole ladder in the southeast corner.¹⁶ On the primary west wing, the fenestration consists of a centralized chimney flanked by two sets of terra cotta tile vents and multi-light casement windows with railroad tie lintels.¹⁷

A full-width terrace with two concrete steps accesses the porch. A 4' high garden wall with an opening in the center delineates the terrace. The original plans depict a concrete seating area spanning the south side of the garden wall and terminating into stem walls approximately 15" wide x 30" high x 30" deep on each side of the central terrace opening.¹⁸ The fenestration on the secondary east wing comprises two small windows with railroad tie lintels slightly below the roofline, while two sets of terra cotta tile vents are located just above ground level. The fenestration on the secondary west wing features one set of terra cotta tile vents at the roofline and a centrally located multi-light casement window with a railroad tie lintel. A small square window also with a lintel is adjacent, while sets of vents are located just above ground level.¹⁹

Access to the terrace is achieved through a full-width landing with two concrete steps. The landing is at grade and anchored by tertiary east and west wings. The fenestration on the east wing features a single car garage with log lintel spanning the opening's width.²⁰ A double wood door features two groups of four 6" x 6" glass lights and metal hardware. The garage doors open outward onto a concrete apron.

The fenestration on the tertiary west wing consists of one small off-centered square window with railroad tie lintel and two sets of vents just above ground level. The northwest corner features a wraparound garden wall.²¹

East Elevation

The east elevation is asymmetrical and tiered. The tertiary east wing, located in the forefront on the southeast portion of the elevation, features nine projecting *vigas* and one *gargoyle* along the roofline according to the original plans, and a centralized multi-light casement window with a railroad tie lintel.²² A 6'-6" high wall stemming from the tertiary east wing and extending northward, creates a private courtyard in front of the secondary east wing. The courtyard walls feature a wood access gate and two square openings with wood grille and lintels. The fenestration on the east elevation of the secondary east wing consists of a multi-light door and multi-light casement window, both

¹⁵ Architectural drawing South Elevation, July 17, 1922, Sheet 4.

¹⁶ Based on early photographs from the Joseph M.F. Haase Collection, there were two *Kiva*-style pole ladders, one located on south façade and the other located on the west façade. These ladders were purely decorative and are no longer present. Architectural drawing South Elevation, July 17, 1922, Sheet 4.

¹⁷ Architectural drawing South Elevation, July 17, 1922, Sheet 4.

¹⁸ Architectural drawing Floor Plan, July 17, 1922, Sheet 2.

¹⁹ Architectural drawing South Elevation, July 17, 1922, Sheet 4.

²⁰ Architectural drawing South Elevation, July 17, 1922, Sheet 4.

²¹ Architectural drawing South Elevation, July 17, 1922, Sheet 4.

²² End tails of *vigas* are not extant. *Gargoyles* are concrete. Architectural drawing East Elevation, July 17, 1922, Sheet 4.

with railroad tie lintels.²³ Outside of the courtyard, there are two small square windows, one slightly below the roofline, and one above ground level. The original architectural drawings depict eight projecting *vigas*.²⁴

The northeast section of the east elevation features two low-lying garden walls approximately 2' high. Terra cotta vents and projecting *vigas* are illustrated along the roofline of the main building, as well as, an off centered multi-light casement window.²⁵ This section of the east elevation features a porch accessed on the east by four concrete steps.²⁶ Along the roofline of the primary east wing is a *gargoyle*, vents, and projecting *vigas*. The window fenestration consists of two small square windows and a multi-light casement window, each with railroad tie lintels. A set of three vents and a square vent are located slightly above ground level.²⁷

North Elevation

The north elevation is asymmetrical and tiered. A full-width north terrace and garden wall spans east to west. On the northeast section, the terrace extends outward creating an L-plan. On the northwest section, the terrace partially wraps around the west elevation. A chimney, finished in smooth plaster and topped with a bottomless Hopi Indian terra cotta pot, is centrally located on the north elevation. Architectural drawings illustrate terra cotta vents and the end tails of 12" diameter log beams on each side of the chimney at the roofline.²⁸ Two sets of French doors are adjacent the chimney with one multi-light casement window located on the northeast section of the elevation. The doors and window feature heavy distressed-log railroad tie lintels.²⁹

The primary east and west wings project outward approximately 16" from the north elevation of the central building. The elevation of these wings features projecting *vigas* and log lintels that spans a central opening that leads to a porch. Recessed into each porch on the north wall is a multi-light door with railroad tie lintel.³⁰

The fenestration on the secondary east wing consists of two small square windows with railroad tie lintels, whereas the secondary west wing features only one small square window with lintel.³¹

In the background, the tertiary east wing fenestration includes a single multi-light door, while on the tertiary west wing a single door is accessed through a private courtyard with gate.³²

²³ Architectural drawing East Elevation, July 17, 1922, Sheet 4.

²⁴ Architectural drawing Roof Plan, July 17, 1922, Sheet 2.

²⁵ Architectural drawing Roof Plan, July 17, 1922, Sheet 3.

²⁶ A wood ramp that provides disabled accessibility to the north façade covers the original steps. Architectural drawing East Elevation, July 17, 1922, Sheet 4.

²⁷ Architectural drawing East Elevation, July 17, 1922, Sheet 4.

²⁸ Architectural drawing North Elevation, July 17, 1922, Sheet 4.

²⁹ Architectural drawing North Elevation, July 17, 1922, Sheet 4.

³⁰ Architectural drawing North Elevation, July 17, 1922, Sheet 4.

³¹ Architectural drawing North Elevation, July 17, 1922, Sheet 4.

³² Architectural drawing North Elevation, July 17, 1922, Sheet 4.

West Elevation

The west elevation is asymmetrical and tiered. A concrete retaining wall finished in plaster extends north to south following the originally named Roosevelt Memorial Drive, as indicated on the architectural drawings.³³ Terra cotta vents and projecting *vigas* are depicted along the roofline of the central building, while the primary west wing elevation features a *gargoyle* and projecting *vigas* along the roofline.³⁴ The fenestration consists of a set of French doors on the northwest section of the elevation, two small square windows in the center, and a multi-light casement window on the northeast corner of the wing. Each opening features a railroad tie lintel.³⁵

A *gargoyle*, vents and projecting *vigas* span the roofline along the west elevation of the secondary wing. The fenestration consists of one multi-light square window on the northwest section of the elevation and a multi-light casement window.³⁶

The west elevation on the tertiary west wing features a *gargoyle*, vents and projecting *vigas* along the roofline.³⁷ The fenestration includes a multi-light window adjacent a wood panel door, both of which feature railroad tie lintels.³⁸

6. Alterations and additions:

Torrey Pines Lodge has had two documented repair efforts. The first occurred in April 1969 and was entitled "Repairs and Restoration Work, Lodge Building, Torrey Pines State Reserve." The work included repair of exterior wall surfaces at the south and west elevations including new mud plaster³⁹ and paint, repair of adobe garden wall atop concrete retaining wall along the roadway, and shoring of wall sections near the picnic area. The building was also fumigated and all exposed exterior natural finished wood was treated with clear wood preservative. Electrical work included restoration of indirect lighting in the Lounge area and new fixtures and lamps for the existing exterior log post shelves. It is unknown if this restoration project included the removal of *viga* end tails on the west façade.⁴⁰

The second repair effort came underway from October 1986 thru May 1987⁴¹, and was sponsored by the California Department of Parks and Recreation as a rehabilitation project to stabilize the adobe walls. Contractor Henry Wilson from the California State Architects office, oversaw the rehabilitation which included but was not limited to the application of new plaster to the exterior of the building, the replacement of deteriorating adobe bricks with new bricks "made from genuine adobe clay," in addition to a new coat of "desert-tan" colored paint to match the "hue it started with." The rehabilitation also involved the reinforcement of posts, a new roof, and the installation of galvanized⁴² piping for hot and cold water in the bathroom. The grounds also underwent minor grading around the Lodge removing years of built-up soil along the west side of the building to unearth long-buried terra cotta vents. A few

³³ Roosevelt Memorial Drive renamed Torrey Pines Park Road. Architectural drawing Floor Plan and West Elevation, July 17, 1922, Sheet 2 & 4.

³⁴ Architectural drawing Roof Plan and West Elevation, July 17, 1922, Sheet 3 & 4.

³⁵ Architectural drawing West Elevation, July 17, 1922, Sheet 4.

³⁶ Architectural drawing West Elevation, July 17, 1922, Sheet 4.

³⁷ Architectural drawing West Elevation, July 17, 1922, Sheet 4.

³⁸ Architectural drawing West Elevation, July 17, 1922, Sheet 4.

³⁹ The original 1923 specifications call for plaster to be made with "lime, sand and very little cement." Further investigation is required to determine if true "mud plaster" was used for the 1969 repair work.

⁴⁰ "Repairs and Restoration Work, Lodge Building, Torrey Pines State Reserve." PRA #63-603-16. April 15, 1969.

⁴¹ Dixon, Marion, "Back to the Future at Torrey Pines Lodge." *Torreyana*. May 1987.

⁴² S.Cerda, 12/2002.

plants where soil was displaced along the west wall were also removed. During this process, the Department of Parks and Recreation also created an interpretive window exposing the adobe construction to visitors and added a public telephone on the northwest wall of the entry porch. Interior improvements included new floors in the offices where the extant flooring had nearly worn through, the re-sanding and finishing of wood floors in the former sleeping quarters, a new floor in the bathroom and new bookshelves and cabinets in the rangers' offices.^{43/44/45} It is not known if this rehabilitation project included the removal of the *viga* end tails on the east façade or on the north facade of the building.⁴⁶ Additionally, the original plans illustrate concrete seating on the south elevation, but early photographs depict log seating with stumps as the legs.⁴⁷ The drawings also state that the gargoyles are constructed of hollowed-out logs, yet the extant gargoyles are concrete.⁴⁸

Alterations to the Lodge with approximate installation or removal dates include:

- a. Viga end tails along the south façade and the perimeter walls of the terrace and landing levels had been removed as early as 1936.⁴⁹
- b. The two outermost log support posts on the south façade entry porch were installed prior to 1936.⁵⁰
- c. Between 1924 and 1936, a canopy was added to each side of the main entrance.⁵¹ By 1936, only the frame of the canopy appears in historic photographs and by November 1960⁵², the frame had been removed. At present, footings can be seen on the terrace level where the frame was once connected.
- d. A flag pole was installed at the center of the entry court between 1924 and 1936.⁵³ The entry court was razed in 1972.
- e. Four log benches located at the south façade terrace and landing level were removed sometime between 1950⁵⁴ and November 1960.⁵⁵
- f. Drainpipes along the south entry porch were installed on the outside face of the middle two log posts between 1950⁵⁶ and 1960.⁵⁷
- g. Grille light fixtures were removed by November 1960.⁵⁸

⁴³ Dixon, Marion, "Back to the Future at Torrey Pines Lodge." *Torreyana*. May 1987.

⁴⁴ The bookshelves and cabinets in the present day rangers' office/ former kitchen do not match the appearance of the interior elevations drawn by Requa.

⁴⁵ Contractor Henry Wilson also rebuilt the perimeter wall of the east patio. New wood spindles were also carved and inserted into the openings. Robert Wohl, former State Park Supervising Ranger at TPSR (1980-1999).

⁴⁶ Illustration "Gateway to City Beautified By Indian *Lodge*," San Diego Union, January 1, 1924, p. 3

⁴⁷ San Diego History Center, Photographic Archives. Joseph M.F. Haase Collection, 90:18138-99.

⁴⁸ Site Visit 12/3/2011.

⁴⁹ California State Parks Southern Service Center Archival Collection, Torrey Pines Lodge. South façade of Torrey Pines Lodge, 1936.

⁵⁰ California State Parks Southern Service Center Archival Collection, Torrey Pines Lodge. South façade of Torrey Pines Lodge, 1936.

⁵¹ Illustration "Gateway to City Beautified By Indian *Lodge*," San Diego Union, January 1, 1924, p. 3. & California State Parks Southern Service Center Archival Collection, Torrey Pines Lodge. South façade of Torrey Pines Lodge, 1936.

⁵² California State Parks Torrey Pines Lodge Archival Collection. Red Binder, Page 50-1, November 1960.

⁵³ Illustration "Gateway to City Beautified By Indian *Lodge*," San Diego Union, January 1, 1924, p. 3. & California State Parks Southern Service Center Archival Collection, Torrey Pines Lodge. South façade of Torrey Pines Lodge, 1936.

⁵⁴ California State Parks Torrey Pines Lodge Archival Collection. Red Binder, Page 45-4, Early 1950s.

⁵⁵ California State Parks Torrey Pines Lodge Archival Collection. Red Binder, Page 50-1, November 1960.

⁵⁶ California State Parks Torrey Pines Lodge Archival Collection. Red Binder, Page 45-4, Early 1950s.

⁵⁷ California State Parks Torrey Pines Lodge Archival Collection. Red Binder, Page 50-1, November 1960.

⁵⁸ California State Parks Torrey Pines Lodge Archival Collection. Red Binder, Page 50-1, November 1960.

- h. In November 1972, the parking lot outside the Lodge was under construction. At this time, the entry court was likely replaced with the present-day entry configuration.⁵⁹
- i. Photo-documented areas of exterior plaster removal during the 1986-87 rehabilitation include the removal of all plaster on the south and east walls of the terrace level and plaster patchwork on the east wall also of the terrace level.⁶⁰
- j. Men's and women's rest rooms at the northeast and northwest corners of the Lodge were present in April 1969 and have since been appropriated and fixtures removed for use as storage closets.⁶¹
- k. The terra cotta pavers at the rear of the property were installed circa 2004 when a new gas line was installed.⁶²

Known undated modifications include the addition of mesh grill caps on the north and south façade chimneys and on the east façade, a shed roofed storage lean-to, electrical boxes, conduit, and a ramp were added.

B. Historical Context:

The Torrey Pines Lodge built between 1922 and 1923 in the Pueblo Revival style is situated among rare Torrey Pines. Dr. C.C Parry, a botanist for the U.S./Mexico Boundary Survey, identified these trees as a distinct botanical species that were "rare and valuable" in 1850.⁶³ They named the species *Pinus Torreyana* in honor of distinguished botanist, Dr. John Torrey, of Columbia University. Throughout the last quarter of the 19th century, pressure against the City of San Diego to preserve the Torrey Pines commenced with the leasing of City-owned land to cattle and sheep grazing and general vandalism.⁶⁴ These threats led to tree preservation efforts petitioned by the San Diego Society of Natural History, and in 1885, the City Council passed an ordinance prohibiting the cutting, removing, or otherwise destroying any Torrey Pine under penalty of a \$100 fine. Yet, it was not until the passage of City Ordinance No. 648 in August 1899 that Torrey Pines Park became a public park consisting of 369 acres.⁶⁵

Though San Diego experienced fluctuating urban growth between 1880 and 1900, its growth was significant and by the turn of the century, the City needed a development plan.⁶⁶ Entrepreneurs and civic leaders began a movement to transform San Diego. As part of the transformation, the City of San Diego established the Civic Improvement Committee under the auspice of the city's Chamber of Commerce and Art Association in 1907.⁶⁷ Shortly thereafter, the committee hired

⁵⁹ California State Parks Torrey Pines Lodge Archival Collection. Green Binder, Page 18, November 1972.

⁶⁰ California State Parks Southern Service Center Archival Collection, Torrey Pines Lodge. Two photos of Lodge while under construction, 1986-88.

⁶¹ "Repairs and Restoration Work, Lodge Building, Torrey Pines State Reserve." PRA #63-603-16. April 15, 1969.

⁶² Site Visit July 09, 2012.

⁶³ McGrew, Clarence Alan McGrew, *City of San Diego and San Diego County, the Birthplace of California*, (Chicago: American Historical Society, 1922), 311-12.

⁶⁴ Alexander Bevil, U.S. Department of the Interior, National Park Service, National Register of Historic Places Registration Form, *Torrey Pines Lodge, 12201 Torrey Pines Road, San Diego, California*, (May 15, 1998): 8:2. And Victor Walsh, "Preserving Nature's Artistry: Torrey Pines During its Formative Years as a City and State Park." *California History* 85 no. 2 (March 2008): 4.

⁶⁵ The new park encompassed portions of pueblo lots 1332, 1333, 1336, and all of lot 1337 as quoted from Bevil, *National Register*, 8: 3. And Walsh, "Preserving Nature's Artistry," 1, 17.

⁶⁶ State of California, Department of Finance, *Historical US Census Populations of Places, Towns, and Cities in California, 1850-2000*, (2000).

⁶⁷ Melanie Macchio, "John Nolen and San Diego's Early Residential Planning in the Mission Hills Area," *The*

Boston landscape architect and urban planner, John Nolen to complete a comprehensive development plan.⁶⁸

Nolen's plan provided several recommendations; among them was the need for a System of Parks dedicated to the preservation of natural features.⁶⁹ Nolen, acknowledging that the Torrey Pine was probably the "rarest tree our earth had ever produced" suggested that by "restoring growth near Del Mar, in the northern part of the city, a park reservation of singular interest would be secured."⁷⁰ Nolen articulated, "that the City could not on any account afford to omit the Torrey Pines as a unique addition to the Park System."⁷¹ This overall sentiment, shared by many, in conjunction with a proposed threat of commercial development prompted the acquisition of Pueblo Lot 1338 and a portion of Pueblo Lot 1339 by philanthropist, Miss Ellen B. Scripps in 1908 and later acquisitions of additional portions of Pueblo Lot 1339 in 1911-12.⁷² Miss Scripps held and protected this land in trust for public recreational and educational benefit in perpetuity.⁷³

In preparation of the Panama-California Exposition, commemorating the opening of the Panama Canal, construction and paving of a new coast road bisected Torrey Pines Park and Miss Scripps' land. By 1916, the need to survey the Torrey Pines area occurred and on behalf of the San Diego Society of Natural History and the San Diego Floral Association, horticulturalists Guy L. Fleming and Ralph Sumner surveyed the area noting that the increased accessibility and usage by local motorists and tourists began overexploiting the rare pines. In response, Torrey Pines Reserve was created, combining Torrey Pines Park and Miss Scripps' land, in addition to appointing Guy L. Fleming as park custodian.⁷⁴

The popularity of the Torrey Pines Reserve continued to broaden as the automobile gained momentum. In exchange, it became necessary to accommodate an interested public, yet preserve and protect the integrity of the Torrey Pines.

In 1922, with funding support by Miss Scripps, the City Parks Commission hired San Diego-based architect Richard Requa and structural engineer Herbert Jackson of the well-known San Diego-based firm Requa and Jackson Architects to design a refectory, and Los Angeles based landscape architects, Ralph D. Cornell and Theodore Payne to develop a landscape plan. The refectory, known as the Torrey Pines Lodge was designed in the Pueblo Revival, an architectural style complimentary to Southern California's programmatic roadside architecture popular at the time. Programmatic roadside architecture was erected along major routes, like coast highway and other heavily traveled roads to entice and attract motorists to stop and frequent the architectural attraction, which commonly mimicked exotic revivals or fantastical architecture.⁷⁵

Journal of San Diego History, 52 no. 3 & 4 (summer/fall 2006): 132.

⁶⁸ John Nolen, *San Diego A Comprehensive Plan for its Improvement* (Boston: Geo. H. Ellis Co. Printers, 1908), 87-88.

⁶⁹ *Ibid*, 73-88.

⁷⁰ *Ibid*, 86-87.

⁷¹ *Ibid*, 86.

⁷² Walsh, Victor, "Preserving Nature's Artistry," 1.

⁷³ Bevil, *National Register*, 8:3.

⁷⁴ In 1932, Guy Fleming was appointed Superintendent of the Southern District of the California Division of Parks according to Bevil, *National Register*, 8:6.

⁷⁵ Chester Liebs, *Main Street to Miracle Mile: American Roadside Architecture*, (Boston: Little, Brown, 1985).

The Torrey Pines Lodge fell into the category of exotic revival by paying homage to the architecture of the Hopi pueblo villages found in the Southwestern United States. Completed in 1923, the Torrey Pines Lodge became a popular tourist destination as a roadside landmark that beautified the Gateway to San Diego. The architectural features of the Torrey Pines Lodge included plaster-clad adobe walls, *vigas*, gargoyles, flat roofs, parapets, Hopi pot chimney cap, decorative pole ladders, and log benches, in addition to, indigenous Native American pottery, baskets, rugs, and blankets throughout the interior furthering the building's charm and ambiance. The dining furniture, crafted by John A. J. Fleming, consisted of Mission-style tables and cowhide backed chairs.⁷⁶

John Byers, adobe expert and founder of *John Byers Organization for Design and Building of Latin Houses* and *John Byers Mexican Handmade Tile Company* provided additional building authenticity. Through his Santa Monica-based organization, Mexican artisans and building tradesmen were commissioned to make and build on-site adobe blocks that were sundried and used for the building's construction.⁷⁷ The landscape, proposed by Cornell and Payne, featured indigenous plants around the Lodge and a dirt horseshoe driveway and parking area.⁷⁸ Terrace walls were adobe and featured areas of exposed and unexposed adobe block.⁷⁹ The Lodge was officially dedicated on April 7, 1923. Lunch, afternoon tea, and dinner were offered in the interior dining area and the outdoor terrace upon the Lodge's opening. Concessionaires, John C. and Frances Burkholder operated the Lodge under the administration of the City Park Commission. The Lodge, a successful stopping point for touring motorists, became a regular stop for motor coaches, such as *Grey, Tanner*, and *La Jolla Stage* bus lines running between San Diego and Los Angeles.⁸⁰

By 1928, increased traffic along coast road prompted the city engineer's office to propose a less dangerous road along the cliff's face through the park. While this proposal maintained the tourist-oriented economy, it would deface and harm the ancient Torrey Pines and their natural environment; hence, the proposal was greatly opposed in particular by park custodian Guy Fleming. As opposition mounted, the League to Save Torrey Pines Park formed and lobbied against the cliff road.⁸¹ The League had support from local civic leaders and nationally recognized professionals including Ralph Cornell, John Nolen, and Frederick Olmsted Jr. Despite public opposition, the City Council planned for the road construction.⁸² Upon litigation, the Superior Court and the Appellate Court stated that the road would "constitute a diversion of a portion of the park property from the uses to which it had been dedicated to the City by Miss Scripps and held in trust for public benefit in perpetuity."⁸³ Subsequently, an alternative route was selected. This route completed in ca. 1931-33, rerouted increasing heavy traffic away from

⁷⁶ "Gateway to City Beautified By Indian Lodge," *San Diego Union*, January 1, 1924, 3. And Bevil, *National Register*, 8:6, 8:20.

⁷⁷ Bevil, *National Register*, 8:18. And "Adobe Bricks Made for Modern Building," *Popular Mechanics* 39, no. 2, February 1923, 186.

⁷⁸ *Torrey Pines Lodge*, Photograph, San Diego History Center, 83:14627. South façade with nature garden and dirt horseshoe driveway in foreground, n.d. ca. late 1920s.

⁷⁹ *Showing Type of Chimney Torrey Pines Lodge, Ca.*, Photograph, San Diego History Center, North Terrace, n.d. ca. 1923.

⁸⁰ Bevil, *National Register*, 8:21.

⁸¹ Walsh, Victor, "Preserving Nature's Artistry," 10.

⁸² "Torrey Pines Road Halted: Temporary Injunction Stops Work on Cliff Route San Diego," *Los Angeles Times*, March 9, 1930, C-3. ProQuest (Accessed December 2011).

⁸³ Walsh, Victor, "Preserving Nature's Artistry," 10, 21.

the steep Torrey Pines grade, yet also completely bypassed the Torrey Pines Lodge. Around this time, the Burkholders stopped operating the restaurant probably due to loss of business, the Depression and the construction of what is now Torrey Pines Road.⁸⁴ Though daily traffic bypassed the Lodge, it continued to operate as a restaurant, and host a variety of special events, weekend field trips, outings, and arts and culture exhibits and lectures. Several people attempted to run the restaurant, including Harriet Iles in 1934 and Fred, Thomas and Carl Strombeck in 1936.⁸⁵ Axel and Peggy Johnson are believed to have been the last operators of the restaurant, taking over the facilities sometime between 1938 and 1939. With their child and Peggy's mother, the Johnson's resided at the Lodge using the west wing as their living quarters.⁸⁶

Through the duration of World War II, letters of satisfied customers claim that "business [at the restaurant] was booming" likely a result of hungry recruits from Camp Callan frequenting the Lodge.⁸⁷ In 1941, the U.S. Army occupied the park's southern area to train nearby Camp Callan recruits in anti-aircraft artillery exercises. The non-training areas remained open to the public.⁸⁸ The camp closed in November 1945.⁸⁹

In the years after the war, Axel Johnson got a war-related job and the restaurant stopped serving meals, though Axel's mother-in-law would occasionally serve tea at the Lodge for La Jolla residents.⁹⁰ In addition, the city continued to underfund and defer maintenance; in addition, the area's population growth increased use of the Preserve, which became problematic. In a report prepared by Ralph Cornell in 1949 it was recommended that the area south of the lodge be used for recreation use while the area north be set aside as a preserve with restricted access. He also recommended the establishment of a citizen volunteer advisory group with administrative authority to institute policies, sponsor activities, raise funds, educate the public and promote the Preserve.⁹¹ In 1950, Guy Fleming served as the first president to the newly formed Torrey Pines Association.⁹² Shortly thereafter on June 5, 1956, city voters approved a transfer of Torrey Pines Preserve to the State of California. In 1959, upon the official transfer, the Torrey Pines Lodge was readapted to serve as a California State Parks visitor center and ranger headquarters.⁹³

In 1962, Torrey Pines Preserve was officially designated a scientific reserve,⁹⁴ and in 1977 the U.S. Department of the Interior recognized the Preserve as a National Natural Landmark, renaming it the Torrey Pines State Reserve.⁹⁵

⁸⁴ "North Outlet to City Looms: New Gateway to San Diego in Rapid Development Rose," *Los Angeles Times*, November 10, 1930, 8. ProQuest (Accessed December 2011).

⁸⁵ Harriet Iles – 1934 & Fred, Thomas, and Carl Strombeck – 1936. Carson, John, "The Restaurant Days of the Lodge." Centennial Issue, September 1999.

⁸⁶ Walsh, "Preserving Nature's Artistry," 10.

⁸⁷ Carson, John, "The Restaurant Days of the Lodge." Centennial Issue, September 1999.

⁸⁸ "Torrey Pines History," Torrey Pines State Natural Reserve, accessed December 2011, <http://www.torreypine.org/history/history.html#establishment>.

⁸⁹ Walsh, Victor. "Preserving Nature's Artistry," 13, 22.

⁹⁰ Carson, John, "The Restaurant Days of the Lodge." Centennial Issue, September 1999.

⁹¹ Walsh, Victor. "Preserving Nature's Artistry," 14, 23.

⁹² Ibid.

⁹³ "Torrey Pines History."

⁹⁴ Walsh, "Preserving Nature's Artistry," 14.

⁹⁵ Bevil, *National Register*, 8:22. And U.S. Department of the Interior, National Park Service, National Natural Landmarks Program, *National Register of Natural Landmarks*, (June 2009), 13, accessed February 2013. <http://www.nature.nps.gov/nnl/docs/NNLRegistry.pdf>.

In 1969 and again in 1987, the Lodge underwent restoration efforts intended to stabilize the adobe building.⁹⁶ In 1998, through the efforts of the Torrey Pines Association and others, the U. S. Department of the Interior placed the Lodge on the National Register of Historic Places under Criterion A--for its association with "early road development and tourism in San Diego", and Criterion C "as a noteworthy example of the Pueblo Revival style adapted to a public building; and the work of several master designers."

Its period of significance begins in 1923 with the building's construction and ends in 1933 with the completion of the new Torrey Pines Road.⁹⁷

Part II. Architectural Information

1. Architectural Character

Torrey Pines Lodge is a Pueblo Revival building designed by architect Richard S. Requa and structural engineer Herbert L. Jackson in 1922-23 for use as a refectory and gift shop. The building is a one-story U-plan constructed from adobe blocks set in cement mortar, and finished in smooth plaster. The main entrance is centrally located on the south façade. Overall, the form is symmetrical and features two chimneys, an elevated central mass (lounge), and three tiered wings on the east and west façades. These wings originally comprised two bedrooms, living room, public bathroom on the west side and public bathroom, kitchen, laundry, and garage on the east side. Additionally, because of the tiered massing, the south façade includes a full-width landing, terrace, and porch, while the north façade includes a full-width terrace.⁹⁸ The overall roof is flat with blunt parapet walls constructed out of adobe block pointed with concrete mortar, and capped with 4-6" of rough concrete finished in ½" plaster.⁹⁹ Strategically placed concrete *gargoyles* eject water from the roof, and 6" diameter vigas provide ceiling support throughout the Lodge.

The Torrey Pines Lodge pays homage to the architecture of the Hopi pueblo villages found in the Southwestern United States as interpreted by its Pueblo Revival architecture. Completed in 1923, the Torrey Pines Lodge became a popular tourist destination as a roadside landmark that beautified the Gateway to San Diego. The construction of the Lodge was a collaborative effort between noted local philanthropist Miss Ellen Browning Scripps, architect Richard S. Requa and structural engineer Herbert L. Jackson of the distinguished San Diego-based firm Requa and Jackson Architects, Los Angeles based landscape architects Ralph Cornel and Theodore Payne, Santa Monica-based adobe expert John Byers, and naturalist Guy Fleming.¹⁰⁰

2. Condition of Fabric

At first glance the structure of the building appears to be in good condition and well maintained. However, two underlying condition concerns were identified that cause deterioration and potential structural issues for the building. The first is deterioration of

⁹⁶ Bevil, *National Register*, 8:22.

⁹⁷ U.S. Department of the Interior, National Park Service, National Register of Historic Places Registration Form, Torrey Pines Lodge, 12201 Torrey Pines Road, San Diego, California. May 15, 1998. Section 8 page 25-26.

⁹⁸ Architectural drawing Floor Plan, July 17, 1922, Sheet 2.

⁹⁹ Architectural drawing, Parapet Detail, July 17, 1922, Sheet 2.

¹⁰⁰ Fleming was custodian of Miss Scripps' holdings. According to Dr. Walsh, he wasn't technically a park custodian of both her and the City's parkland until 1923.

the timber framing. The second is the preservation of the adobe. In addition, a potential structural concern is the credible likelihood of damage during a seismic event.

Overview

Any building requires maintenance and this building has had at least one fairly extensive maintenance episode. However, as with most buildings, much of the significant maintenance needs have been deferred or not understood. For example, the original exterior plastering of the adobe with a cement plaster has resulted in moisture accumulating in the walls. Since cement does not permit moisture evaporation, the adobe could not “breathe.” In addition, poor moisture detailing of the wood posts at the beams and the roof inherently trap rainwater and dew. An additional complication was that the detail also created a home for birds. The moisture from bird droppings provides a home for biological organisms, some microscopic, leading to an additional cause of deterioration. The historical design of the separation of wood from adobe was not designed in a manner to keep the wood dry thereby increasing the chance for deterioration.

a) Building Structure

The roof structure consists of the wood poles, logs, and sheathing. In some areas the materials are covered. However, most of the structural lumber is exposed on the underside of ceilings, as well as porch beams and columns, lintels over windows and doors, and the gargoyles. In some areas it appears that the beam deterioration was simply painted over without ever knowing the extent of the deterioration. Other typical conditions include locations where the wood beam deflects creating a crack between it and the adobe wall. The cause of the condition could have been the beam deteriorated overtime and sagged away. Currently rain water can enter into the joint between the wood beam and the adobe causing additional deterioration.

In the Central Lounge, there appears to be a roof sag in the center span near the fireplace. This may be the result of deterioration. Removal of some roof covering or exterior plaster would be required to firmly determine the cause. Some of the lintels over door and window openings, and near porches, also show deterioration. In one case the lintel has sagged possibly from deterioration of the timber. Eventually this will result in movement of the adobe and cracking in the material above the lintel.

Detailing of logs entering adobe masonry or concrete should include a clear space around the wood so water does not accumulate and create an environment for deterioration.

b) Adobe Walls

The adobe walls need to breathe. This means that moisture in the building must pass through the adobe, transpire, from the interior to the exterior and vice versa. The cement plaster significantly limits the moisture movement.

The original architect attempted to control moisture by placing a layer of melted tar between the concrete foundation and the adobe walls. Where the parapet walls bear on the wood beams there is also a layer of tar. This limits the moisture from

moving up into the adobe but forces the moisture into the underfloor area or a slab on grade with nowhere to go.

c) Cracks in Walls

There are vertical cracks in several exterior walls. Whether these are a result of minor settlement or minor earthquake shaking could not be determined. Often cracks occur between dissimilar materials in earthquakes. These usually are of no structural consequence. There is one pure vertical crack which is highly unexpected since such cracks do not usually occur. Potential causes are localized foundation settlement, deterioration or shrinkage of a plastered-over post in the wall.

There is a diagonal crack in the adobe wall at the east end of the porch. Whether this was caused by the deterioration of the wood beam or settlement is unknown. A horizontal crack is noticeable between the parapet and the concrete "bond" beam and is likely caused by a differential coefficient of expansion between the dissimilar adobe and concrete materials.

B. Description of Exterior:

1. Overall Dimensions

The overall dimensions from the outer walls of the east and west wings is approximately 121'-11" x 56'-8" with the central mass (lounge) measuring approximately 40'-1" x 20'-1".

2. Foundation

The foundation for the terraces, garage and Central Lodge consist of concrete slab on fill, puddle and tamp. The foundation for the rest of the building has a perimeter concrete footing measuring approximately 16" thick with a raised wooden floor. There is crawl space access at the east and west facades of the building. It also appears there are continuous concrete footings at interior walls, but additional investigation would needed to verify this.

3. Walls

Walls consist of sundried adobe block set in a cement mortar, and finished with painted ½" plaster.

4. Structural Systems

a) Foundation

The foundation consists of a continuous concrete stem wall with footings that vary in width and are spaced as needed to support the load of the walls and floors above. The minimum foundation width is 14 inches but increases based on loading. Unexpectedly, the original 1922 construction documents do not specify reinforcing steel for the foundations, but in contradiction, the specifications do call out for ¼" rebar at 24" on center each way. In addition, the specifications also note that when foundations are supporting adobe, then a layer of melted tar shall be applied between the concrete and adobe.

Field observations reveal the floor slabs on grade appear to simply butt up to the continuous foundation and are not supported by a footing. No information is provided for the thickness of the slab.

b) Floor Framing

The two former bedrooms, kitchen and laundry have a raised wood floor. The raised wood floor consists of two layers of 1" sheathing boards; the lower layer likely placed diagonally and the top layer installed as straight boards.

The sheathing is supported by 2" x 6" actual dimension joists placed 16" on center. In areas requiring a longer span for the floor joists, the span is divided by a 4" x 8" wood beam. This is supported by intermediate posts placed on 12" square piers.

A clear space of 14" is specified below the joists. The joists are supported directly on the concrete foundation. There is a 1/4" thick x 2" wide bent iron anchor from the foundation to the floor joists. The anchor is cast into the concrete and screwed into the underside of the joist. These anchors are placed at 8'-0" on center.

c) Walls

The adobe walls measure 16" thick; 14" wide adobe blocks and 1" of exterior plaster on each side. The exterior plaster is shown as extending 6" below grade. Adobe blocks are specified to be 4" high, 14" thick and 20" in length. The height of the wall in the Central Lounge is approximately 12' tall. The height of the wall in the adjacent rooms is 8'-3". Window headers generally consist of two railroad ties. Larger openings have a 12" diameter log for a lintel.

On the outside of the porch, log columns support the porch roof beams. On the original plans two columns are specified but at present there are four columns.

d) Roof Framing

The roof framing consists of 6" diameter pole vigas spaced at 24" on center spanning across each room.

In the Central Lobby the 6" diameter vigas are supported by exterior adobe walls and two 12" diameter log beams. The log beams span north to south and are evenly spaced between the east and west walls of the room. Above the vigas are 1" x 3" boards spaced 16" on center. A lath and plaster ceiling is attached to these boards.

The actual roof is about 1' above the plaster ceiling. The interstitial space is filled with "shimming" which are probably sleepers to provide for the slope in the roof. On top of the "shimming" is solid sheathing. The thickness is not specified however 1" nominal boards are typical for this type of construction during this time period.

The roof framing of the northeast and northwest porches is the same as the adjacent rooms. At the open side of the porch a 12" x 16" log lintel spans the opening and rests on 12" log columns.

The original plans specify two columns with corbels, one at each side of the entry stairs. At present there are four columns; the additional columns near the walls are without corbels. The different construction techniques may be evidence of a

later alteration. It is possible that the beam deteriorated where it entered the wall and the additional columns were added to provide support rather than removing or replacing the beam.

e) Parapets

The parapet extends from the top of the viga to a height of about 3" above the highest elevation of the solid sheathing. This small parapet is topped with a concrete bond beam from 4" to 6" high. The bond beam has four ¼" diameter horizontal reinforcing steel. This beam may act as a bond beam. There are no physical connections from the roof sheathing or vigas to the adobe walls.

5. Porches

A landing, terrace, and porch span the length of the south façade from the inner walls of the primary, secondary and tertiary east and west wings.

6. Chimneys

The south façade features a chimney with an 8" x 12" flue that is finished in painted ½" stucco plaster.

A *Kiva*-style fireplace, in the traditional beehive shape, is located on the north façade. It is centrally located and features a Hopi-style pot chimney cap covering a 16" diameter flue. The finish is painted ½" smooth plaster.

7. Openings

a) Doorways and doors

South (Main) Elevation

The south (main) elevation of the central mass (lounge) features one set of leaf-hinged French doors 5'-0" x 6'-6" x 2" with a heavy dressed-log railroad tie lintel. The doors are separated by a wood astragal and are secured in place when not in use by a horizontal wood plank and a deadbolt lock. Hinge marks on the interior jambs are visible where screen doors once swung inward and an imprint of a non-existent handle is visible on the west door.

A leaf-hinged wood Dutch door that swings inward is located on the inner wall of the primary east wing facing the porch. The upper section of the door is connected to the lower with a barrel bolt. The inside and outside face of the door features an original ornate thumb latch and non-historic dead bolt. A "counter" sill separates the two door sections.

The south elevation of the tertiary east wing features a single car garage with log lintel spanning the opening's width. A double wood door features two groups of four 6" x 6" glass lights, strap hinges and an ornate thumb latch. A horizontal positioned wood plank on the inside face of the door secures the panels in place when not in use. The garage doors open outward onto a concrete apron.

East Elevation

The courtyard wall fronting the secondary east wing features a wood access gate. One multi-light door with railroad tie lintel is located on the façade of the secondary wing. On the northeast section of the elevation, a 5'-2" wide opening leads to an open porch. A dressed-log lintel spans the porch openings' width.

North Elevation

The main section of the north elevation includes two sets of 5'-0" x 6'-6" x 2" French doors with heavy dressed-log lintels. The doors are double-acting, but at an unknown date an astragal was added directing the doors to only open outward. On the northeast and northwest corners are approximately 9'-7" porch openings featuring heavy dressed-log lintels that span the porch opening widths. Each porch has an entrance to a former public restroom. The doors feature an eight-light pattern with the lower six lights filled-in. Both doors have metal pull handles and a deadbolt lock.

The tertiary garage section located on the easternmost portion of the north elevation also has a door with a heavy dressed-log lintel spanning the opening. The door opens inward, has an eight-light pattern, metal pull handle and a deadbolt lock. All eight lights are filled-in with a particle board.

West Elevation

The façade on the tertiary west wing features one solid, wood-panel door with a small glass light. The exterior of the door features tee strap hinges, rivets and a vertical v-groove face.

8. Roof

The roof is flat with ¼" slope covered with composition roll roofing material. Parapet walls extend approximately 3' above the roof plane. The parapets are constructed from adobe blocks set in a cement mortar, capped with concrete approximately 4" to 6" thick and plastered with ½" painted plaster.

C. Description of Interior

1. Floor plans

The floor plan is a symmetrical tiered U-plan featuring a slightly elevated central mass with primary, secondary, and tertiary east and west wings.

2. Stairways

There are two steps that lead from the primary east and west wings leading up into the lounge.

3. Flooring

The floor in the Central Lounge comprises concrete covered with terra cotta tiles. Flooring in the former northwest and northeast public restrooms, courtyard and garage are all concrete. Floors in the former kitchen, laundry room, storage room and bathroom are currently replacement vinyl tile. The remaining rooms have wood floors measuring 3 ¼" (actual dimension) spanning north to south and appear to be Douglas fir (or possibly maple) with a clear varnish.¹⁰¹

4. Wall and ceiling finish

The interior and exterior walls comprise adobe blocks set in cement mortar and finished with painted ½" plaster. The ceiling consists of 6" diameter vigas. Two 12" diameter dressed-log beams support the lounge ceiling and are located adjacent a beehive fireplace

¹⁰¹ Thickness of the wood flooring was inconclusive. The nosing between the former Living Room and bedroom measured ¾". The nosing between the former bedrooms measured 7/8".

on the north wall. Shelving that wraps around the walls of the lounge interior are constructed out of narrow logs and wood planks are approximately 2' from the ceiling.

5. Openings

a) Doorways and doors

Central Lounge

A tee hinge door, 2'-6" x 6'-6" x 2" with railroad tie lintel is located on the southwest section of the west wall. The door features a vertical v-groove face with wood pull handle. The door appears to have had a locking mechanism similar to the door between the bedrooms where a horizontal cross bar pivoted upward would ajar the door. A hole is present where the pivot arm would have been anchored to the door. The adjacent face would have had a rope when pulled would lift the pivoting arm and release the door open.

A leaf-hinge door, 2'-6" x 6'-6" x 2" with railroad tie lintel is located on the east wall, which accesses the primary east wing, originally the kitchen. The door is double-acting but at an unknown date was made to only open into the former kitchen. The door has one light and features a vertical v-groove face, horizontal wood dowel sliding locking mechanism and a non-historic deadbolt lock.

East Wings

The east wall of the former kitchen features an opening approximately 2'-6" x 6'-6" x 2" that leads into the secondary east wing, originally the laundry room.

The secondary east wing, former laundry room, features a 2'-6" x 6'-6" x 2" door on the east wall, which leads to a private outdoor courtyard. Another door 2'-6" x 6'-6" x 2" is located on the south wall that opens to a storage room.

The tertiary east wing (garage) features a single door 2'-6" x 6'-6" x 2" on the north wall that also leads to the outdoor courtyard, and the garage door on the south wall.

West Wings

The primary west wing, originally the living room, features a 2'-6" x 6'-6" x 2" door on the west wall. This door leads into the secondary west wing, formerly the master bedroom, and features a vertical v-groove face with tee strap hinges, rivets, and a wood pull handle. The master bedroom includes two 2'-6" x 6'-6" x 2" doors on the north wall and one 2'-6" x 6'-6" x 2" door on the west wall. The easternmost door on the north wall leads to a closet and features a vertical v-groove face, tee strap hinges, rivets and a sliding lock mechanism. The lock has a wood dowel on the outside face connected to a horizontal sliding latch on the inside face of the door. When the dowel is slid left and right, it locks and unlocks the door. The westernmost door on the north wall leads to the bathroom and has the same features as the easternmost door with exception to the locking mechanism. This door has a wood pull handle and metal latch hook on the outside face of the door and a metal latch hook on the inside face of the door. The west wall door is similar to the interior door found between the Central Lounge and former living room except this door has its original wood locking mechanism where a pivot latch rotates upward and releases the door open. To open the door from the opposite side, a rope is connected to the wood latch and

when pulled, rotates the wood latch upward and opens the door. All doors feature a railroad tie lintel.

The tertiary west wing, formerly a bedroom, features a 2'-6" x 6'-6" x 2" door with railroad tie lintel on the west wall that leads outside.

b) Windows and shutters

Central Lounge

The central mass, original lounge, features four casement windows 24" x 42" x 2" with six lights on the south wall. One 24"x 42" x 2" six light casement window is located on the north wall at the northeast corner. All windows have casement latches with mortise strikes and inward opening screens. The screens have a casement latch and side mounted strikes. All windows feature railroad tie lintels.

East Wings

Two 12" x 12" x 2" casement windows are located on the east wall of the primary east wing, former public restrooms. Both windows include railroad tie lintels and are screened with a wire mesh containing. The east and north walls in the original kitchen feature a 24" x 24" x 2" six light casement window with casement screen and railroad tie lintels. The hardware on this window and screen match that found in the Central Lounge.

Two 24" x 42" x 2" casement windows with six lights are located on the north wall and one more on the east wall of the secondary east wing, original laundry room and two 12" x 12" x 2" casement windows are located on the west wall and two 12" x 12" x 2" windows on the south wall of the original storage room. All 24"x 12"x 2" casement windows have inward swinging screens with similar hardware to that found in the Central Lounge. All windows feature railroad tie lintels.

One 12" x 12" opening with wood "jail bars" is included on the north and east walls of the courtyard.

The tertiary east wing, garage, features two 12" x 12" x 2" casement windows on the west wall and one 24" x 42" x 2" four light casement window on the east wall, each includes a railroad tie lintel.

West Wings

Two 12" x 12" x 2" casement windows are located on the west wall of the primary west wing, former public restrooms. Instead of glazing, the opening is screened with wire mesh. The original living room features one 24"x 42" x 2" six light casement window on the east and west walls. The south wall includes two 24"x 42" x 2" six light casement windows. Both of the screens have been removed from the south wall windows. All windows have railroad tie lintels and similar hardware as found in the Central Lounge.

The secondary west wing, original master bedroom, features one 12" x 12" x 2" casement window on the north wall in the closet. The west wall includes one 24" x 24" x 2" four light hopper style window in the bathroom and one 24"x 42" x 2"

six light casement window in the former bedroom. The south wall features one 12" x 12" x 2" and one 24"x 42" x 2" six light casement window. The screens in the former master bedroom have been removed and the bathroom window is fixed open and the screen is inoperable.

The north, east and west walls of the tertiary west wing, bedroom, feature one 24"x 42" x 2" six light casement window, while one 12" x 12" x 2" casement window is located on the south wall. All screens and hardware in this room are extant.

6. Decorative features and trim

Original decorative features include two "Torrey Pines Lodge" signs, one "souvenirs" sign and one "Dining Room" sign, Hopi pot chimney caps, a Kiva-style ladder, and log benches, in addition to, indigenous Native American pottery, baskets, rugs, and blankets throughout the interior. Only one sign on the south façade is extant. All other decorative features are missing.

7. Hardware

Interior hardware includes both metal and wood mechanisms. Hinges and fasteners with mortise strikes are made of metal whereas door pulls, latches, and locking mechanisms are constructed of wood. Exterior hardware consists of metal hinges, door knobs with metal back plates, and a thumb press door handle used to open the garage doors. Much of the interior and exterior hardware is extant.

8. Mechanical Equipment

a) Heating, air-conditioning, ventilation

The Lodge was not designed to have an automatic heating, cooling, or ventilation system. Rather, the interior temperature is regulated naturally. Each room is designed for natural cross-ventilation to cool the building in the summer months and two fireplaces were constructed to heat the Lodge during the winter months. The primary fireplace is shaped like a beehive and is located on the north wall of the Central Lodge. The other fireplace is located on the south wall of the former living room. Both fireplaces are constructed of adobe brick-lined plaster. In addition, the use of adobe blocks as a building material greatly regulates the interior temperature of the Lodge. The thick 14" walls take roughly 12 hours for heat to transfer through the wall. The adobe's insulating properties are slow to transfer cold temperatures to the interior and acts to trap the heat from a fireplace or other heat source warming the interior of the building.

In recent years, the two fire places were converted to gas, an electric floor-mounted heater was installed in the former master bedroom and ceiling-mounted air conditioners were installed in the former laundry and former bedroom.

b) Lighting

Torrey Pines Lodge is electrically wired for interior and exterior lighting. The original installed interior lighting design is unknown. The proposed placement of fixtures can be seen on the original 1922 floor plan of the Lodge although it may not have been constructed this way. An original push-button light switch is extant in the former bedroom.

Design and location of exterior lighting fixtures was identified by historic plans and photographs. The covered porches located on the north elevation had 6" diameter lanterns capped with a brass top and handle. The lanterns were designed to sit atop a wood shelf supported by 2" diameter log brackets. The wood shelf support systems are extant, but the original lanterns are missing. In addition, historic photographs and physical evidence confirm that light fixtures were installed into the wall separating the entry porch and the secondary terrace and the wall dividing the secondary terrace from the tertiary landing below. The fixtures measured approximately 8-inches square and were covered by a wrought iron grille.

Modern-day florescent strip lighting has been installed throughout the Lodge with surface mounted conduit for new fixtures, switches and outlets.

c) Plumbing

The Lodge has one bathroom located on the north wall of the former master bedroom and contains a lavatory, toilet, and bathtub. The original design of the Lodge included the above mentioned bathroom, two public toilet rooms located adjacent to the north positioned porches, a sink and boiler in the kitchen, and a laundry room which included a lavatory.

The private courtyard also has a sink and a water heater is installed in the garage. There are also multiple garden hose bibs located around the perimeter of the building.

9. Original Furnishings

Original furnishings included dining furniture consisting of tables and chairs. The dining furniture was crafted by John A.F. Fleming. The tables were constructed in the Mission-style and the chairs were fabricated with cowhide backs. The majority of original furnishings are missing. One table and two chairs are on display in the main room of the Lodge.

D. Site

1. General setting and orientation

The Torrey Pines Lodge was constructed in southwesterly-northeasterly orientation amid *Pinus torreyana* overlooking a deep, fluted sandstone gorge. Torrey Pines Park Road runs along the west side of the Lodge adjacent a high retaining wall.

2. Historic landscape design

The original landscape, proposed by Cornell and Payne in consensus with Fleming, featured indigenous plants around the Lodge and a dirt horseshoe driveway and parking area. An interpretive garden is located on the south elevation south of the landing.

3. Outbuildings

An adobe horno was constructed in the 1980s adjacent to the east wall of the garage.

Part III. Sources of Information

A. Original Architectural Drawings:

Requa and Jackson Architects, San Diego, California, Foundation Plan, August 21, 1922, Sheet 1

Requa and Jackson Architects, San Diego, California, Floor Plan, July 17, 1922, Sheet 2

Requa and Jackson Architects, San Diego, California, Roof Plan, July 17, 1922, Sheet 3

Requa and Jackson Architects, San Diego, California, Elevations, July 17, 1922, Sheet 4

Requa and Jackson Architects, San Diego, California, Door, Window, and Miscellaneous Details, September 7, 1922, Sheet 5-6

Requa and Jackson Architects, San Diego, California, Lounge Fireplace Details, October 31, 1923, Sheet 7

Requa and Jackson Architects, San Diego, California, Living Room Fireplace Details, September 9, 1922, Sheet 8

Requa and Jackson Architects, San Diego, California, Skylight and Kitchen Cupboard Details, September 12, 1922, Sheet 9

Requa and Jackson Architects, San Diego, California, Counter, Showcase and Lantern Details, December 8, 1922, Sheet 10

Requa and Jackson Architects, San Diego, California, Alteration drawings, July 19, 1927, Sheet 1

Architectural drawings located at San Diego History Center, 1649 El Prado, Suite 3, San Diego, California 92101 Contact: Jane Kenealy, Catalogued.

Requa and Jackson Architects, San Diego, California, Specifications, July 17, 1922.

Resources Agency of California, Department of Parks and Recreation. "Repairs and Restoration Work, Lodge Building, Torrey Pines State Reserve." April 15, 1969.

B. Historic Views:

San Diego History Center, Photographic Archives. Torrey Pines Lodge, 83:14627. South façade with nature garden and dirt horseshoe driveway in foreground, n.d. ca. late 1920s.

Torrey Pines Lodge, 4983. North façade, ca. 1926.

Joseph M.F. Haase Collection, 90:18138-99. Photograph of family sitting on terrace stem wall on the south façade. Note cowhide backed chair and grille covered lighting fixture on porch and terrace stem walls, n.d. ca. 1923.

San Diego History Center, Photographic Archives. Joseph M.F. Haase Collection, 90:18138-100. Photograph of man with hand on a *Kiva*-style pole ladder on the south façade of the secondary wing.

Inscribed date 4-19, year illegible, ca. 1923.

California State Parks Southern Service Center Archival Collection, Torrey Pines Lodge. 1922-1936.

California State Parks, Torrey Pines Lodge Archival Collection. Red, Green, Blue and Yellow binders.
1922-present.

Judy Schulman Historic Postcard Collection, Torrey Pines Lodge. 1922-early 1930s.

C. Interviews & Site Visits:

Site Visit, October 14, 2011

Site Visit, October 24, 2011

Site Visit, November 14, 2011

Site Visit, December 3, 2011

Site Visit, June 6, 2012

Site Visit, July 9, 2012

Site Visit, February 21, 2013

Site Visit, September 13, 2013

D. Bibliography:

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"San Diego Park Granted Restraining Order." *Los Angeles Times*, March 9, 1930

"City Fights Injunction on Highway." *Los Angeles Times*, March 12, 1930

"Court Upsets City's Plans: Road in San Diego Park Blocked by Injunction." *Los Angeles Times*, April 23, 1930

"North Outlet to City Looms: New Gateway to San Diego in Rapid Development." *Los Angeles Times*, November 10, 1930

Anderson, George C. "Guy Fleming Saw Vision Come True." *San Diego Union*, May 29, 1960, C2.

Fleming, Guy. "Patriarchs of Ancient Forest are Preserved at Torrey Pines." *San Diego Union*, January 1, 1924, 3.

"Torrey Pines Park Graced by Beautiful Adobe Lodge." *San Diego Union*, January 1, 1923, Monday Morning 54th Annual Edition, R2.

"Gateway to City Beautified By Indian Lodge." *San Diego Union*, January 1, 1924, 3.

"Deed to State Torrey Pines Park Shift Authorized." *San Diego Union*, June 20, 1958, B-1:3.

"Woman Objects to Lodge Removal." *San Diego Union*, February 4, 1971.

E. Likely Sources Not Yet Investigated:

City of San Diego, City Clerk Archives, 202 C Street, San Diego, California 92101

Scripps College, Denison Library, 1030 Columbia Avenue, Claremont, California, 91711

F. Supplemental Material: None

Part IV. Project Information

This recording project was initiated and funded by the Torrey Pines Association. The documentation was undertaken by Architect Ione Stiegler, FAIA, Nicole Purvis, Historian, and Heather Crane, Assoc. AIA of IS Architecture. Ed Gohlich of Edward Gohlich Photography, Inc. provided HABS photographic services and Melvyn Green of Melvyn Green & Associates provided Structural Engineer Consulting. The project began in the summer of 2011 and concluded approximately two years later in the fall of 2013.