

## The History of Lower Hermosa

Lower Hermosa offers coveted oceanfront homes on La Jolla's "Street of Dreams," Camino de la Costa, as well as a plethora of architectural styles and home sizes throughout the neighborhood, including historic homes built in the 1920s & 30s. The historic borders of Lower Hermosa went from the seashore to La Jolla Blvd to the east, Via del Norte to the north and to the southern portion of Camino del la Costa that today separates Lower Hermosa from Bird Rock. In the later part of the 1940s, the neighborhood boundaries expanded to the north to include streets up to Palomar near WindanSea Beach.



*Designed in 1928 by master architects Herbert Mann and Thomas Shepherd, who collaborated in the 1920s, the home is historically designated at the Henry & May Turner/Herbert Mann/Thomas Shepherd House - Historic Site #560.*

Lower Hermosa was originally known as La Jolla Hermosa and development began in 1923. The tract president and manager, Frank Turnbull was a native of England and is said to have conceived the design for the tract from residential areas he saw in France. Architect, Edgar V. Ullrich was chosen as the tract architect after his critical success for the design of the Spanish Colonial/Mission Revival style Casa de Manana resort hotel. Ullrich's duties included presenting lot buyers with possible designs and approving other architects designs prior to construction.

Ullrich designed the first homes in Lower Hermosa along with much of the tracts landscaping and Turnbull planted palm trees, as a final touch along the newly paved streets. All together, Ullrich designed more than 15 homes, some in the Spanish, Mediterranean, French Normandy and a combination of both French Normandy and Mediterranean styles. Other noted architects who designed homes in the neighborhood are, Thomas Shepherd, Herbert Mann, Cliff May and Herbert Palmer. Ullrich, Shepherd, Mann, May and Palmer are all considered master architects by the City of San Diego's Historical Resources Board.



*The Karsten & Susan Joehn/Thomas Shepherd House - Historic Site #833. Designed by Edgar Ullrich in 1928 in the Spanish Eclectic style, the home was later expanded by Shepherd in 1977-79 in a complimentary manner.*



*Designed by Edgar Ullrich in 1927 and historically designated as the James J. Podesta House- Historic Site #882, the home is designed in the Italian Renaissance style.*

Lower Hermosa boasts a scenic rocky coastline with public beach access located in between some of the oceanfront residences. WindanSea beach is located north of the neighborhood. The coffee houses, restaurants and shopping in Bird Rock are nearby.

