



March 18, 2021

Friends of Windansea  
c/o Jim Neri  
Neri Landscape Architecture  
928 Hornblend Street, Ste. 3  
San Diego, CA 92109; and,  
to Whom it may concern:

**RE: Windansea – La Jolla Strand Belvedere Historic Reconstruction**

Dear Jim, and to Whom it may concern:

This review will summarize my professional opinion regarding the “Belvedere” that is subject to City of San Diego Site Development Permit and Coastal Development Permit, Project No. 666879 and issues regarding the historical significance, integrity, and its reconstruction consistent with the National Park Service Department of Interior Secretary of Interior’s Standards. This is not intended to be an Environmental Impact Report. I am familiar with the historical site listed as HRB site No. 358 and the larger context of La Jolla’s historical and architectural pattern of development.<sup>1</sup> Furthermore, I have specific knowledge and experience regarding the history and rehabilitation of some of the gazebos and other structures that were constructed along the shoreline during the late 19<sup>th</sup> century and 20<sup>th</sup> century<sup>2</sup> e.g., Coast Walk Footbridges, the Angel’s Flight Staircase, etc.

It is my understanding that the location of the proposed Belvedere is located on City owned land that is part of the La Jolla Strand Park and Windansea Beach and the City Historical Resources Board designated Historical Site No. 358, which is consistent

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<sup>1</sup> Ciani, A. and Somerville, M., La Jolla’s Natural and Manmade Resources, State of California Office of Historic Preservation Planning Grant, 1981

<sup>2</sup> Ciani, A., Old La Jolla Historic District Nomination to the National Register of Historic Places, 1975

with the Plan-Historic Reviewer's text in issue No. 1: *"As a designated historic resource all work requires a building permit and must be reviewed by Plan-Historic staff for conformance with the City's Historic Resources Regulations (SDMC Chapter 14, Article 3, Division 2) and the U.S. Secretary of Interior's Standards, or a Site Development Permit Process 4 will be required pursuant to SDMC 143.0210(E)(2)."*

The following outline will respond to the Plan-Historic Issues in the City's Cycle Review dated 2/5/21:

**1) Plan-Historic Issue No. 5: Historical Significance of the Belvedere (aka Gazebo)**

**Response:** The Belvedere was part of the ancillary historical structures present during the early period of development at the La Jolla Strand subdivision. The original date of construction is unknown, however, its presence can be estimated using archival photographs, city files (Streets, sidewalks, Park and Recreation and Building Maintenance, Water and Sewer maps and records) and local family records. A search of the San Diego History Center photo archives discovered an aerial photograph dated 1925<sup>3</sup> that shows the Belvedere at the same location and in the same orientation as the photographs that were taken during the 1970s. (Using dates known for the construction of buildings pictured in the aerial view, such as the Bishop's School Chapel Tower<sup>4</sup> (ca. 1930), the Belvedere was extant at that date or earlier.)

**2) Plan-Historic Issue No. 4: Consistency with the U.S. Secretary of Interior's Standards**

**Historical Contest:**

The subject belvedere (ca. 1925 -1982) demolished by vandals in 1982<sup>5</sup> was previously located on the bluff top at the La Jolla Strand and Windansea beach in La Jolla adjacent to Neptune Place near Kolmar Street, see attached photo of La Jolla Light report in 1982, (Fig. No.1). It was a tangible part of the historical and cultural context at Windansea and La Jolla Strand Beach, between Fern Glen and Winamar Avenue during its interpretive period of significance.<sup>6</sup> See the attached aerial photo, ca.1925 (Fig. No 2) depicting the shoreline with the belvedere in situ. A picture in the Surfrider Magazine (1981) of a young man sitting in the Belvedere playing watching waves and playing his guitar illustrates a kind of 'surf and song' idiom and nexus between the Windansea Surf Shack, surfing culture, and the subject Belvedere (Attached, Fig. No. 3).

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<sup>3</sup> Fiocre, Natalie, Collection Specialist, San Diego History Center, via digital file to Jim Neri, March 16, 2021

<sup>4</sup> The Bishop' School Historic District, Ciani and Hennesy, 1996 (The Chapel Tower, Carlton Winslow, Architect 1930)

<sup>5</sup> La Jolla Light Newspaper, October 7,1982 (Page A-10)

<sup>6</sup> Windansea Surf Shack, 1998, San Diego HRB No. 358, Ciani, A., The Surf Shack-Windansea Beach, May 27, 1998

Aerial photographs from the California Coastal Records Project taken between 1972 and 1979 provide additional evidence of the subject belvedere, its orientation and location on the coastal bluff adjacent to Neptune Place and Kolmar Street, (see attached array, Figs. 4, 5 & 6).

### **Physical Description:**

The structure was a vernacular shade gazebo constructed using a rectangular plan with wood posts, beams, rafters, and a low-pitched gable roof clad with shingles. It was approximately 7-feet wide by 9-feet long, with an interior wooden bench as seen in the attached photo (Fig. No. 7)<sup>7</sup> situated adjacent to the Neptune Place roadway on a bluff top roughly parallel to the sandstone formations above the narrow sandy beach.

The structure's low pony walls were constructed with vertical, nominally 1-inch-thick redwood boards, built with butt-joints and sandwiched between 2x3 headrails and bottom rails. A nominal 2 x redwood board capped the pony wall. The openings above the pony walls were open with views along the shoreline and to the sea. There was one open passageway at the west end of the south wall. It is assumed the subject structure was constructed similarly to other shade gazebos that were built during the same period-of-time as those which are extant on the bluffs above Shell Beach, Boomer and the La Jolla Cove Beach adjacent to Ellen Browning Scripps Park.<sup>8</sup> All of the structures were painted a forest green color; but the roof of the Windansea Belvedere was pictured with red composition shingles in the 1970s and in a 1981 photograph in a Surfrider Magazine.<sup>9</sup>

### **Treatment Approach:**

The National Park Service's Technical Preservation Services, Secretary of the Interior's Standards for the Treatment of Historic Properties provides standards and guidelines with approaches for the treatment of historic properties including guidelines for Preservation, Rehabilitation, Restoration, and Reconstruction. The Guidelines for "Reconstruction" are used in this analysis to assess the method and materials to replicate the structure using in-kind materials based on the "As-Built Drawings" of La Jolla gazebos at Boomer Beach in La Jolla, prepared by David R. Singer, architect as noted in the attached historical report excerpt.<sup>10</sup>

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<sup>7</sup> William Richard Smith, Family archives, 1973

<sup>8</sup> Singer, D., Ciani, A., La Jolla Gazebo As-Built Documents, ca. 1987-1990

<sup>9</sup> Surfrider Magazine, \_\_\_1981

<sup>10</sup> Kane, D., PhD., Draft Children's Pool National Register Nomination, excerpt, 2018.

**Analysis:**

***“Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.”*** (Technical Preservation Services, Secretary of Interior’s Standards, NPS., Department of Interior)

The following responses are based on the plans and elevations prepared by Jim Neri, Landscape Architect, dated 10/28/2020 and may be incorporated into the General Notes or Specifications of the construction drawings, or SDP, or CDP special conditions.

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.

**Consultant’s Response:** The photographic records of the subject structure and as-built drawings (1987 – 1990) of the Gazebos located at Boomer Beach, prepared by architect David R. Singer with assistance by Anthony Ciani, are sufficient to describe the Windansea Belvedere as depicted on the drawings prepared by Landscape Architect Jim Neri, dated October 28, 2020.

2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

**Consultant’s Response:** The Site Development Permit and Coastal Development Permit must provide Special Conditions to report potential archaeological resources and provide standard local and state monitoring and reporting programs.

3. Reconstruction will include measures to preserve any remaining historic materials, features and spatial relationships.

**Consultant’s Response:** The replica Belvedere shall be reconstructed in the same location and in the same orientation as the original structure with special consideration to meet local, state and federal 2010 ADA Standards for Accessible Design.

4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.

Consultant's Response: See consultant's response to Item number 2 above, and use the same colors and textures as indicated in the historical photographs.

5. A reconstruction will be clearly identified as a contemporary re-creation.

Consultant's Response: A bronze plaque or other signage using weatherproof materials with language approved by the City Historic Resources Board shall be permanently affixed to the structure in a prominent location.

6. Designs that were never executed historically will not be constructed.

Consultant's Response: Not Applicable

Respectfully submitted,

Anthony A. Ciani,  
Architect C-12317  
Historic Preservation Consultant, CHRIS

Attachments: Photographs, Figures 1 – 7

### ATTACHMENTS



La Jolla Light October 7, 1982

(excerpt)

Fig. No. 1

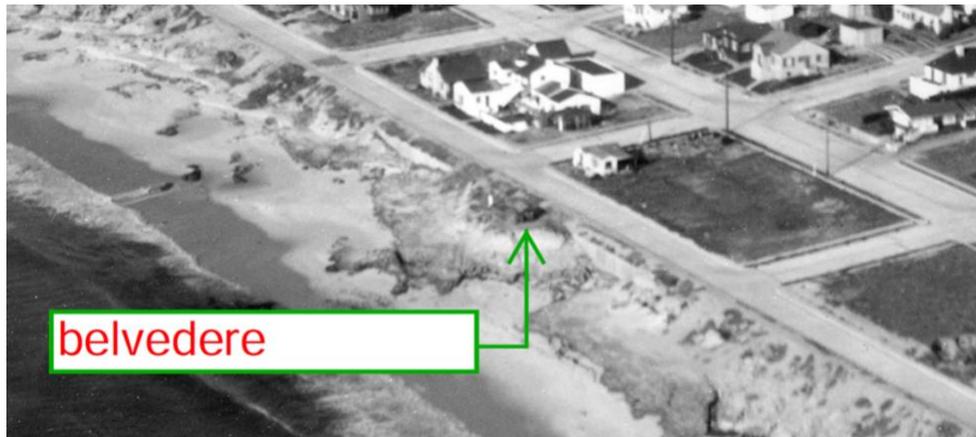


Photo Enlargement

(from Figure 2)



San Diego History Center Photo Archive

(ca.1925)

Aerial Photo: La Jolla Shoreline - Windansea and La Jolla Strand

Fig. 2



Surfrider Magazine 1981 Photo of Andy Tyler in Belvedere

(ca. 1970s)

Fig. No 3



N32 49.68 W117 17.16 [Image 7955091](#) Thu May 3 14:45:00 1979

Coastal Records Image

Fig. 4



(May 3, 1979)

Enlarged Excerpt Coastal Records Image (1979)

Fig. 5



Enlarged Coastal Records Image (1972)

Fig. 6 Belvedere with Red Roof



Credit: William Richard Smith (1973)

FIG. 7 Interior of Belvedere

**Excerpt from: Children’s Pool Text File (Diane Kane, PhD. Draft, July 22, 2018)***“Viewing Pavilion*

This delightful feature was built on the old Air Raid Shelter site, just east of the 1931 Comfort Station. (Photo 16) According to the architect, the pavilion’s donor insisted upon a replica of the Victorian Era viewing shelters in Scripps Park, that were rebuilt c. 1987-90. The Children’s Pool pavilion, built at the same time, used measured drawings from these reconstructed pavilions.<sup>59</sup>

The simple Craftsman Revival pavilion is a small (approximately 10’ X 10’), green gift to the landscape. Sited on a prominent point with commanding seaward and coastal views, its exposed structural members of humble wood create its stylistic aesthetic. The approximately 12 feet tall structure rests on a poured concrete pad. It features a side gabled roof with open gable ends, where an exposed King posts truss supports the low-pitched shingled roof. The open air roof is elevated on braced wooden corner posts and trimmed with a molded cornice. The approximately 4 ft. tall posts rest on a vertical board skirt, approximately 3 ft. high, that shelters an interior seating area from ocean breezes. On the exterior, the skirt’s vertical 4” tongue and groove planks are aligned under flat wooden horizontal boards, 4’ in width, at the top and bottom. On the interior, exposed ceiling rafters and skirt wall framing become a design element characteristic of its Craftsman styling. Plank benches supported on diagonal bracing are affixed to the interior framing members. The structure provides a delightful shaded interlude for seated respite and contemplation.”

<sup>59</sup>Tony Ciani, Architect, Personal communication, June 15, 2018: “I suggest having someone check the newspaper accounts or LJ TC P&B records. This and the ones at Shell Beach, and South Boomer were done about the same time. The Boomer and Shell Beach shelters were “re-constructions”; the one at CP was all new, located at the same place the WW II Ground Observer Core shack had been. It had served as a permanent Lifeguard Station from the late 1950’s - 1968 when the then, new station/restrooms were constructed. David Singer and I collaborated (volunteered) on the Construction drawings for the shelters, based on “as-built” measurements we took of the originals that were threatened by eroding bluffs. Dewhurst contributed the workforces to build them, but Gayle Pate, Chair of P&B secured the funding through the Rotary Club.”

The viewing shelter is noted as “existing” on 1993 drawings for the Children’s Pool parapet wall extension. See: “Coast Boulevard Park Improvements,” *ibid*.