

Windemere Cottage, RG005.40

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La Jolla Historical Society
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2023

Descriptive Summary

Title: Windemere Cottage

Dates: 1964 - 2013

Collection Number: RG005.40

Creator/Collector: La Jolla Historical Society

Extent: 1.5 linear feet

Repository: La Jolla Historical Society, La Jolla, California 92037

Abstract: The Windemere Cottage Collection is made up of photographs and archival material collected by the La Jolla Historical Society since the 1930s to use for historical research and reference. Admirers of La Jolla's architectural and cultural heritage were deeply saddened by the demolition of historic Windemere Cottage, formerly located at 1328 Virginia Way. This incredible 1894 structure was one of the first designs of Irving Gill, a celebrated master architect who would later conceive other icons of La Jolla and San Diego. Windemere's Asian-influenced "flying" eaves, decorative roof brackets, and rare, two-story single-wall construction made the Craftsman-style architecture unique among California's disappearing turn-of-the-century beach bungalows. Originally located on Prospect Street, Windemere was moved to Virginia Way in 1927. The La Jolla Historical Society was in the process of working for its historic landmark status when it was suddenly torn down. The topics in this Collection pertain to the history and heritage of La Jolla, California; its people, places and events. A container list is included on the PDF and HTML versions.

Language of Material: English

Access: The Collection is open for research

Publication Rights: The La Jolla Historical Society holds the copyright to any unpublished materials

Preferred Citation: Courtesy of the La Jolla Historical Society

Acquisition Information: RG005.40

Biography/Administrative History: The La Jolla Historical Society inspires and empowers the community to make La Jolla's diverse past a relevant part of contemporary life.

The La Jolla Historical Society's Collections encompass over 80 years of actively collecting archival material, books, maps, scrapbooks, ephemera, fine art, newspapers, street and land use files, business and personal documents and historic and archaeological artifacts. The Society boasts over 20,000 photographs, over 1000 postcards, 400-plus architectural drawings and approximately 200 oral history recordings.

Collecting was initiated by Howard Randolph and volunteers on the historical committee of the Library Association of La Jolla. The Collection began by gathering photographs and documentation in the late 1930s, which later became the nucleus of the La Jolla Historical Society's Collections. The Society was created in 1963.

Through many moves in location the Society continued collecting and expanding. Accumulated Collections took on its current construct in 2010 after the renovation of the La Jolla Historical Society's campus of structures in central La Jolla, which consists of the 1904 Wisteria Cottage and 1940s Balmer Annex used for exhibits and programming, and a 1909

cottage used for business and research offices. The late Ellen Browning Scripps' 1916 automobile garage was also renovated and now houses the Collection in a modern collections storage facility. Materials are housed in archival boxes, sleeves, envelopes and other archival-safe materials and are cared for according to standards and best practices of the museum profession. In 2016, the Society initiated new PastPerfect Museum Software to manage and catalog its Collections and in 2018 started using the Online Archive of California to upload searchable information from its Collections to enable improved public access. The Society will continue these processes and look forward to utilizing new opportunities to collect, preserve and share the history of La Jolla.

Scope and Content of Collection: The Windemere Cottage Collection is made up of photographs and archival material collected by the La Jolla Historical Society since the 1930s to use for historical research and reference. Admirers of La Jolla's architectural and cultural heritage were deeply saddened by the demolition of historic Windemere Cottage, formerly located at 1328 Virginia Way. This incredible 1894 structure was one of the first designs of Irving Gill, a celebrated master architect who would later conceive other icons of La Jolla and San Diego. Windemere's Asian-influenced "flying" eaves, decorative roof brackets, and rare, two-story single-wall construction made the Craftsman-style architecture unique among California's disappearing turn-of-the-century beach bungalows. Originally located on Prospect Street, Windemere was moved to Virginia Way in 1927. The La Jolla Historical Society was in the process of working for its historic landmark status when it was suddenly torn down. The topics in this Collection pertain to the history and heritage of La Jolla, California; its people, places and events. A container list is included on the PDF and HTML versions.

Container List Below

Container List

RG005 – Subject Files (Large) Collection Box 40.1 – Windemere Cottage

Legal Documents

Document (minute order). “Bernate Ticino Trust Dated March 2, 2009 Trust ‘3’ vs. City of San Diego [E-File].” *Superior Court of California, County of San Diego*. December 15, 2014.

Document. “Petition for Writ of Administrative Mandamus and Request for Injunctive Relief; Complaint for Inverse Condemnation.” Bernate Ticino Trust vs. City of San Diego. *Superior Court of California, County of San Diego*. November 13, 2013.

Document. “Grant of Conservation Easement, Architectural Façade Easement, Scenic Easement for Light and Air.” Signed by Roger Revelle, Ellen Revelle, Mary Paci Revelle, and Nada Grisby. December 29, 1981.

Application. “Development Permit/Environmental Determination Appeal Application.” Filled out by La Jolla Historical Society, represented by Julie Hamilton. *City of San Diego, Development Services*. February 4, 2013.

Document. “Park Use Permits For Over Capacity Events/Activities; Information on CEQA Review.” *City of San Diego*. November 2011.

Application (blank). “Development Permit/Environmental Determination Appeal Application.” *City of San Diego, Development Services*. October 2012.

Document (excerpt from San Diego Municipal Code, Ch. 11: Land Development Procedures). “Article 2: Required Steps in Processing; Division 5: Decision Process.” *City of San Diego*. February 2012.

La Jolla Historical Society Documents

CD (in envelope, mounted on folder). “Law Office of Julie Hamilton, VOL001, 7 PDFs, 00094, Virginia Way Documents.” March 19, 2013.

CD. “HRB: 1328 Virginia Way Moomjian Ppt.” September 22, 2011.

Handheld signs (2). “Uphold Appeal; This project Included Demo of 1894 Cottage.” Photograph of Windemere Cottage on reverse. 2011.

Series of court decisions (3). “League for Protection of Oakland’s etc. Historic Resources v. City of Oakland,” “*Arviv Enterprises, Inc. v. South Valley Area Planning Com.*,” and “*Orinda Ass’n v. Bd. Of Supervisors.*” *Court of Appeal of California*. May 30, 1986 thru September 11, 2002.

Series of photographs and documents (photocopies, 40 pages). Miscellaneous notes as well as historical photos and documents attesting to the historical significance of Windemere Cottage.

Series of documents (6 pages). Motions and meeting agendas. *La Jolla Historical Society Preservation Committee*. January 21 thru February 22, 2013.

Meeting notes (5 pages). Timeline of legal developments in the efforts to preserve Windemere Cottage. *La Jolla Development Permit Review Committee* and *Community Planning Association*. December 11, 2012 thru February 7, 2013.

Handwritten notes (4 pages).

Series of legal documents, correspondence, and information pages (84 pages, mounted on folder). Re: Demolition and preservation efforts regarding Windemere Cottage. 2008-2013.

Notices

Documents: Notice of Public Hearing, Appeal to City Council (6). "Appeal of Environmental Determination that the Bernate Ticino Project is Exempt From CEQA Pursuant to CEQA Guideline Section 15303 – New Construction or Conversion of Small Structures (1328 Virginia Way). *San Diego City Council*. March 20 thru May 15, 2013.

Document (2 copies). "Notice of Right to Appeal Environmental Determination." *City of San Diego, Development Services*. January 11, 2013.

Correspondence

Series of correspondence (141 pages). Between Diane Kane, Leslie Davis, Heath Fox, Erin Demorest, Bob Filner, Sharren Carr, Laura Black, Trip Bennett, Frank Bottini, Julie Hamilton, La Jolla Historical Society, City of San Diego, et al.

Historical Nomination

Booklet (2 copies, 1 unbound) and CD. "Nomination of Windemere-Gill Cottage to the California Register of Historic Resources." *La Jolla Historical Society* and *Save Our Heritage Organization*. December 2011.

Appeal of CEQA Exemption

Packet (7 copies, 4 unbound) and associated documents. "Appeal of CEQA Exemption for Bernate Ticino Residence." *La Jolla Historical Society*. April 14 thru September 22, 2013.

Container List

RG005 – Subject Files (Large) Collection Box 40.2 – Windemere Cottage

Transparent binder

Packet and CD. "Nomination of Windemere-Gill Cottage to the California Register of Historic Resources." *La Jolla Historical Society and Save Our Heritage Organization*. December 2011.

White binder

Series of photographs (54). Depict Windemere Cottage's interior and exterior details, as well as examples of the historic Asian architectural features that inspired its design.

Photographs

Photographs (3). Depict the front of Windemere Cottage from Virginia Way. "1970."

Photograph (painting and frame). By John Gardener. Depicts the front of Windemere Cottage from Virginia Way. "July 1971."

Photograph. Depicts the front of Windemere Cottage from Virginia Way. "c. 1985."

Photograph. Depicts the front of Windemere Cottage from Virginia Way. "July 22, 1976."

Photograph. Depicts the front of Windemere Cottage from Virginia Way.

Photograph. Depicts the front of Windemere Cottage from Virginia Way. "1994."

Photographs (5, photocopies). Depict the front of Windemere Cottage from Virginia Way, as well as plan views of the cottage from maps.

Newspaper Articles

Newspaper article (2 copies). "Historical Society Seeks Site." *La Jolla Light*. July 1, 1971.

Newspaper article (editorial). "Society Seeks a Home for its House." *La Jolla Light*. July 1, 1971.

Newspaper article. "Historical Society Gets Its Own Home." *La Jolla Sentinel*, November 22, 1964."

Newspaper article (2 copies). "Thieves take cottage windows." August 25, 1977.

Newspaper article (2 copies). "Windemere cottage fate is still in limbo." "July 22, 1976."

Precedent Cases

Court decision analysis. "Berkeley Hillside Preservation et al., Plaintiffs and Appelants, v. City of Berkeley et al., Defendants and Respondents; Donn Logan et al., Real Parties in Interest and Respondents." *Court of*

Appeal of California, First Appellate District, Division Four. February 15, 2012.

Court decision analysis. "San Diego Trust And Savings Bank, as Executor, etc., et al., Plaintiffs and Respondents, v. Friends of Gill, Defendant, Cross-complainant and Appellant. City of San Diego, Cross-defendant and Respondent." *Court of Appeal of California, Fourth Appellate District, Division One.* June 22, 1981.

Court decision analysis. "Friends Of The Juana Briones House, Petitioner and Respondent, v. City Of Palo Alto, Defendant and Respondent; Jaim Nulman et al., Real Parties in Interest and Appellants." *Court of Appeal of California, Sixth Appellate District.* October 27, 2010.

Court decision analysis. "Arviv Enterprises, Inc., Plaintiff and Appellant, v. South Valley Area Planning Commission et al., Defendants and Respondents." *Court of Appeal of California, Second Appellate District, Division Seven.* September 11, 2002.

Court decision analysis. "Orinda Association, Plaintiff and Appellant, v. Board Of Supervisors Of Contra Costa County et al., Defendants and Respondents. Friends Of The Orinda Theatre et al., Plaintiffs and Appellants, v. County of Contra Costa at al., Defendants and Respondents; Clark Wallace et al., Real Parties in Interest and Respondents." *Court of California, First Appellate District, Division Three.* May 30, 1986.

Bottini Letters

Letter. From Frank Bottini to Ron May. Re: Bottini points out May's conflict of interest in providing legal representation for the La Jolla Historical Society and informs May of his ownership of the Windemere Cottage historical designation report. August 11, 2011.

Letter. From Frank Bottini to John Bolthouse, Bruce Coons, and Ron May. Re: Bottini forbids any of the recipients to use the Windemere Cottage historical nomination report in nominating the cottage for state historical designation. November 1, 2011.

Letter. From Frank Bottini to Tony Crisafi. Re: Bottini threatens litigation over the La Jolla Planning Commission's filing of an environmental appeal. February 20, 2013.

City Council Handouts

Documents (143 pages). Series of historical reports, environmental appeals, and meeting minutes pertaining to the Windemere Cottage preservation case. ca. 2013.

La Jolla Historical Society Documents

Documents (40 pages). Series of letters, reports, notices produced or

Container List

collected by the La Jolla Historical Society. 2011-2012.

Historical Memorandum

Historical memorandum (78 pages). Series of legal documents pertaining to the demolition of historical resources under CEQA. ca. April 9, 2013.

Pattee Trust

Documents (39 pages). Series of legal documents pertaining to the Pattee Marital Trust. ca. 2007-2008.

Emails #1

Emails (672 pages). Between Kelley Stanco, John Eisenhart, Cathy Winterrowd, et al. Re: Preventing the demolition of Windemere Cottage, with chronological index included. 2010-2013.

Emails #2

Emails (275 pages). Between Cathy Winterrowd, Kelley Stanco, Maria Lia, et al. Re: Preventing the demolition of Windemere Cottage. 2013.

Emails #3

Emails (294 pages). Between Todd Gloria (San Diego City Council), Julie Hamilton, Rosalie Leon, et al. Re: California Public Records Act information request on Windemere Cottage. 2013.

Architectural Plans

Architectural drawings (14 drawings). "Coastal Development Permit Set." Plans for the new residence to replace Windemere Cottage after its demolition. *Golba Architecture*. August 22, 2012.

Historical Nomination

Historical report (2 copies, spiral bound copy outside of folder). "Historical Nomination of Windemere, The John & Agnes Kendall / Joseph Falkenham & Irving Gill Beach Cottage." *Legacy 106 Inc*. Prepared for California Department of Parks and Recreation, Resources Agency. 2010.

Miscellaneous

Documents (288 pages). Series of correspondence, meeting minutes, reports, etc. regarding the demolition of Windemere Cottage.
CD. "Windemere Report, 1328 Virginia Way." March 3, 2010.
CD. "Windemere, Legacy 106, Inc."
