



## WINDANSEA BEACH HOMES

LA JOLLA, CALIFORNIA

**Architect's Commentary:** This irregular and curving 40,000 square-foot lot was previously occupied by the typical "50's" two-story box apartment complex. The project was a neighborhood eyesore and very run down. These detached homes completely changed this neighborhood upon their completion. They are sited to give each a glimpse of the ocean toward the west end of the site. Each home has approximately 5,000 square feet in three levels of living space and a finished basement with varied ceiling heights and overlooks from levels above.

Careful individual window placement affords privacy, while accommodating light and air. Floor to ceiling glass occurs throughout, providing an indoor/outdoor feeling. Burnished and colored masonry walls, zinc coated roofs, nautical stainless handrails, and Kynar finish windows anticipate the harsh ocean environment. Color is used to add to the individuality of each home, all of which also have variations on their individual floor plans. Light enters the finished basement through large light wells – some of sufficient size for patios.

The use of concrete masonry with horizontal reveals pays homage to the adjacent historic concrete beach homes in the historic district of El Pueblo Ribera Court by Rudolf Schindler and built in 1923.

The zero lot line master plan maximizes usable yard area as well as privacy in the high density neighborhood. Concrete masonry provides the required fire walls at the zero lot line facades, while breaking down the scale of the tall windowless walls with anthropomorphic proportions inside and out. Sunlight that reflects off of the burnished block wall of the adjacent home provides a soft diffused light quality in the courtyard and in the home. Sliding and stacking glass doors extended the living areas out

into the exterior patio/court and deck areas. Natural wood siding and ceilings compliment the permanence of the concrete masonry.

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**GENERAL CONTRACTOR:**  
 Jaynes Corporation of California  
**MASONRY CONTRACTOR:**  
 Modern Masonry  
**BLOCK PRODUCERS:**  
 RCP Block & Brick, Inc.  
**OWNER:**  
 Stratos Development



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