

***HISTORICAL RESOURCE TECHNICAL REPORT  
FOR THE  
484 PROSPECT STREET BUILDING  
LA JOLLA, CALIFORNIA 92037***

484 Prospect Street  
La Jolla, California 92037

Project Number: PRJ-1128559

Report Submitted To:

The City of San Diego  
Project Management  
Development Services Department  
1222 First Avenue, MS-302  
San Diego, California 92101-4153

Report Prepared For:

Mr. Max Waitt  
Orli Hotel  
7753 Draper Avenue  
La Jolla, California 92037

Report Prepared By:

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Revised March 2025

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***HISTORICAL RESOURCE TECHNICAL REPORT  
FOR THE 484 PROSPECT STREET BUILDING  
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**Executive Summary**

This Historical Resource Technical Report (HRTR) was prepared at the request of Mr. Max Waitt, Orli Hotel, in order to determine the potential historical and/or architectural significance of a three-story over basement, single-family residence located at 484 Prospect Street (identified as the “Property”) in the San Diego community of La Jolla, California according to National Register of Historic Places, California Register of Historical Resources, and City of San Diego Historical Resources Board designation criteria. The study is consistent with the adopted City of San Diego, Historical Resources Board (HRB), *Historical Resource Technical Report Guidelines and Requirements* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.2, February 2009); the adopted *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, August 27, 2009); and the La Jolla Planned District Ordinance (LJPDO), San Diego Municipal Code (SDMC) Chapter 15, Article 9, Division 2. This HRTR was prepared in conjunction with a Single-Discipline Preliminary Review (SDPR) application (City of San Diego PRJ-1121396) and Special Use Permit (SUP) application to determine whether the Property can be considered historically and/or architecturally at the local, state, and/or national levels.

The Property is defined as Lots 48-50, Block 17, within the La Jolla Park subdivision, Assessor’s Parcel Number 350-300-28-00. It is owned by the Spielman Family Trust. The Property largely consists of a three-story with basement, Spanish Revival style, single-family residence with approximately 16,683 total square feet of living space. The structure was designed by an unknown architect and/or designer and built for original owner, Ellen Browning Scripps, by contractor Thomas M. Russell in 1925 as a “Nurses Home Building” in conjunction with the former, adjacent Scripps Memorial Hospital. Subsequently, the building was modified and altered to serve several different commercial uses. Around 2012, the structure was converted into its present single-family residential use. Today, the home appears to be in good condition.

Historical research indicates that the Property is not eligible for historical designation at the local, state, or national register levels. However, the Property has been determined to be eligible for designation at the local level as a “Heritage Structure” under the City of San Diego Municipal Code, La Jolla Planned District Ordinance (LJPDO) on the basis of its association with Ellen Browning Scripps, a historically significant individual, and its role in the early development of the La Jolla medical industry from the mid-1920s through the late 1970s.

## **Introduction**

### **Report Organization**

This HRTR was prepared to determine the potential historical and/or architectural significance of a three-story over basement, single-family residence located at 484 Prospect Street in the San Diego community of La Jolla, California as part of a Single-Discipline Preliminary Review (SDPR) application (City of San Diego PRJ-1121396) and Special Use Permit (SUP) application. The 484 Prospect Street building was constructed in 1925 and is approximately ninety-nine (99) years of age. Since structures that are at least forty-five (45) years of age may be considered potential historic resources under the California Environmental Quality Act (CEQA), the Property was researched and evaluated as a potential historic resource in accordance with City of San Diego Historical Resources Board (HRB) local criteria; California Register of Historical Resources (state) criteria; National Register of Historic Places (national) criteria; and City of San Diego, La Jolla Planned District Heritage Structure eligibility criteria by Scott A. Moomjian, Esq., Historic Property Consultant, from September 2024-December 2024. The Property was determined by the present study not to be eligible for listing on either the local, state, or national registers, however, it was determined eligible to be listed as a Heritage Structure.

The HRTR includes a Title Page; Table of Contents; Executive Summary; Introduction (Report Organization; Project Area; Project Personnel); Project Setting (Physical Project Setting; Project Area and Vicinity; Property History; Historical Overview of the Point Loma community); Methods and Results (Archival Research; Field Survey; and Description Of Surveyed Resource with current photographs); Significance Evaluation; Findings and Conclusions; Bibliography; and Appendices. The Appendices consist of Building Development Information (Residential Building Record, Notice of Completion, and Construction/Building Permits); Ownership and Occupant Information (Chain of Title; San Diego City Directory Occupant Listings; and a Copy of the Grant Deed from the date of construction); Maps (800:1 scale engineering; U.S.G.S. La Jolla Quadrangle; Original Subdivision Map; and Sanborn Fire Insurance Maps); California Department of Parks & Recreation (DPR) Inventory Forms; and Report Preparer Qualifications (Resume).

### **Project Area**

The Property is located in the San Diego community of La Jolla, California. It is defined as Lots 48-50, Block 17, within the La Jolla Park subdivision, Assessor's Parcel Number 350-300-28-00. The Property is sited in a built, coastal environment along the west side of the 400 block of Prospect Street, at the northwest intersection of Prospect Street and Cuvier Street. The neighborhood setting includes residential, commercial, recreational, and community uses. The parcel upon which the Property is located is irregular and triangular in shape and consists of approximately 15,560 total square feet (0.357 acres). It is bounded by Prospect Street to the southeast, Cuvier Street to the northeast, and Scripps Lane to the west.

The surrounding neighborhood was largely developed beginning around the late 1880s (with the establishment of the La Jolla Park subdivision). Such development has continued to the present day. The original neighborhood setting in and around the Property generally consisted of one and two-story, single-family residential construction. The surrounding area has experienced change over recent years, particularly with the construction of new, larger residential and commercial development and the remodeling of existing homes, all in very close proximity to the Property. The overall setting and environment, however, is still single-family residential. Overall, architectural styles in and around the Property are extremely eclectic in nature and generally reflect a mix of Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

### **Project Personnel**

Project personnel included Scott A. Moomjian, Esq., Historic Property Consultant, who conducted the field survey, archival research, and prepared the final report with its findings and conclusions. All chain of title research was conducted by California Lot Book, Inc.

### **Project Setting**

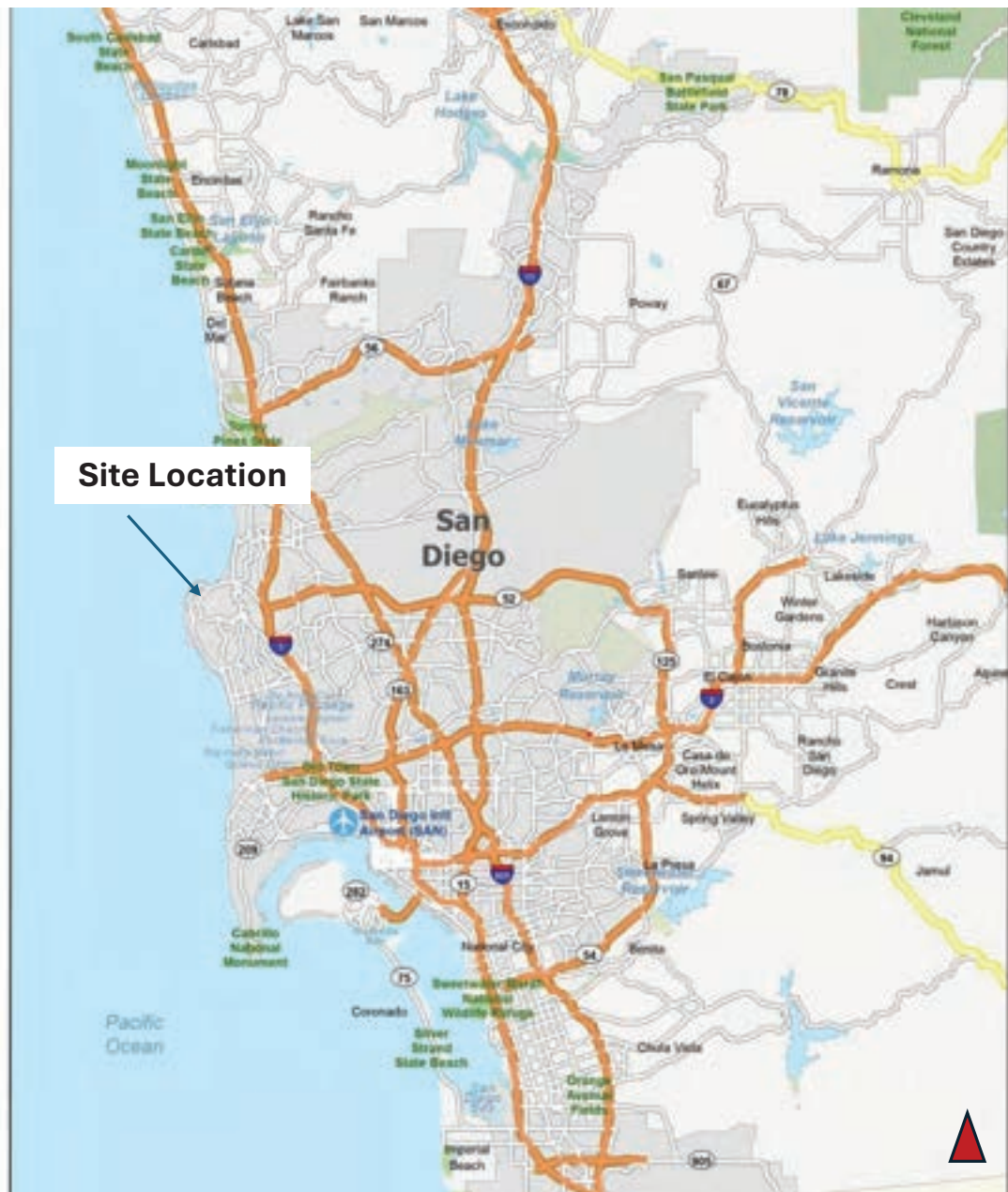
#### **Physical Project Setting**

The Property is located in the San Diego community of La Jolla, California. It is defined as Lots 48-50, Block 17, within the La Jolla Park subdivision, Assessor's Parcel Number 350-300-28-00. The surrounding neighborhood was largely developed beginning around the late 1880s (with the establishment of the La Jolla Park subdivision subdivision). Such development has continued to the present day. The original neighborhood setting in and around the Property generally consisted of one and two-story, single-family residential construction. The surrounding area has experienced change over recent years, particularly with the construction of new, larger residential and commercial development and the remodeling of existing homes, all in very close proximity to the Property. The overall setting and environment, however, is still single-family residential. Overall, architectural styles in and around the Property are extremely eclectic in nature and generally reflect a mix of Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

The surrounding area includes single-family homes to the south and west. Commercial buildings exist north of the Property, and the La Jolla Recreational Center is located directly east. The Property is located on a parcel which slopes gently north/westward and sits above Scripps Lane to the north and west, as well as Coast Boulevard South to the west. It is somewhat obscured by mature plant material and vegetation and rather difficult to view within the public right-of-way.

### **Project Area and Vicinity**

The overall area in and around the Property is largely residential, commercial, and recreational in nature. The surrounding neighborhood was largely developed beginning around the late 1880s (with the establishment of the La Jolla Park subdivision). Such



Regional Location Map







development has continued to the present day. The original neighborhood setting in and around the Property generally consisted of one and two-story, single-family residential construction. The surrounding area has experienced change over recent years, particularly with the construction of new, larger residential and commercial development and the remodeling of existing homes, all in very close proximity to the Property. The overall setting and environment, however, is still single-family residential. Overall, architectural styles in and around the Property are extremely eclectic in nature and generally reflect a mix of Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

### Property History

As an initial matter, the 484 Prospect Street building was not identified in any historic inventory or historic resource survey of the La Jolla community. Specifically, the Property was never documented as part of *La Jolla—An Historical Inventory* prepared by Patricia Schaelchlin in 1977, or the Draft La Jolla Historical Survey prepared by Architect Milford Wayne Donaldson, FAIA in June 2004.

The property on which the 484 Prospect Street building is today located, Lots 48-50, Block 17 of the La Jolla Park subdivision, was acquired by Ada K. Gillispie from Bessie H. Twaddle in August 1923. In May 1924, Ada K. Gillispie and her husband, Dr. Samuel T. Gillispie, joined in deeding the property to Ellen Browning Scripps.

Historical research indicates that the 484 Prospect Street structure was built at the direction of Ms. Ellen Browning Scripps in 1925. According to a Notice of Completion, the Property was completed as a “Nurses Home Building” by contractor Thomas M. Russell for Ms. Scripps in October 1925. According to a *San Diego Union* newspaper article, the “recently completed nurses’ home at the Scripps memorial hospital” was formally opened to the public on December 11, 1925. Review of an October 1921 Sanborn Fire Insurance Map fails to depict the presence of the 484 Prospect Street building during this year. However, review of a May 1926 and July 1949 Sanborn Map illustrate the structure as a one and three-story with basement “Nurses Home.” Although the property was identified as “7802” and/or “7806” Cuvier Avenue, a review of City of San Diego building permits for these addresses did not yield any records. In addition, the *San Diego Evening Tribune* indicates that a Plumbing Permit was issued to T.M. Russell for a structure located at 7806 Cuvier in La Jolla in June 1925, and subsequently, an Electric Permit was issued to “Messner” for a “Nurses’ Home” at 7806 Cuvier in La Jolla in August 1925.

At the time of its construction, the 484 Prospect Street building was intended to house nurses who worked at the adjacent Scripps Memorial Hospital. This latter building, constructed in 1924 and located at 464 Prospect Street, was designed by architect Louis J. Gill at the request of Ms. Scripps. Several years later in 1928, Ms. Scripps commissioned the construction of Scripps Clinic, located at 476 Prospect Street. These latter two buildings were historically designated by the City of San Diego in 1988 as the “Scripps Memorial Hospital and Clinic,” (HRB Site #234) and are considered significant on the basis of their association with the development of La Jolla’s medical institutions and its benefactor, Ellen Browning Scripps (a historically significant individual).

Review of the Notice of Completion for the 484 Prospect Street building indicates that it was recorded at the request of “R.J. Gill” in November 1925. Although historical research failed to conclusively establish that Louis J. Gill was responsible for the design of the structure, circumstantial evidence supports the contention that he served as the architect. First, several sources over the years have held that Gill was the architect of record. Second, it is known that prior to the construction of the 484 Prospect Street building in 1925, Gill had previously designed several structures for Ellen Browning Scripps, including Scripps Memorial Hospital in 1924. Further, in early 1925, Gill completed plans for Dr. Arthur M. Wegeforth for the construction of a new “Spanish style” hospital in the Coronado community. Finally, at the time the 484 Prospect Street building was under construction, it is known that Gill and builder Thomas Russell collaborated together on an “addition” for a property located at 244 West Brookes Street. In sum, the fact that Gill’s name appears to be misspelled on the Notice of Completion (i.e. “R.J. Gill” v. “L.J. Gill”), coupled with the fact that between 1924-1915, he was actively involved in local, Spanish style hospital design; had established close business relationships with philanthropist Ellen Browning Scripps and contractor Thomas M. Russell; and designed the Scripps Memorial Hospital, results in the most likely conclusion that he also conceived of the design the for the 484 Prospect Street building.

Historical research indicates that Ms. Scripps deeded the 484 Prospect Street building to Scripps Memorial Hospital in December 1925 (two months after it was completed). Subsequently, Scripps Memorial Hospital owned the Property until it was conveyed to Scripps Clinic and Research Foundation in January 1960. Thereafter, the Property was sold to Nu-West Development Corporation of Arizona in November 1978, and then promptly deeded to Village Green, Ltd.

#### History of Scripps Memorial Hospital, Scripps Metabolic Clinic & Scripps Clinic & Research Foundation

The “Scripps Memorial Hospital” and “Scripps Metabolic Clinic buildings” located along Prospect Street were named after Ellen Browning Scripps, who saw the need for a sizeable hospital and clinic. Until 1916, there was no hospital facility in La Jolla and those in need of surgery or medical care had to go to the Agnew Sanitarium in San Diego. By 1916, however, La Jolla had three doctors (Dr. Martha Dunn Corey, Dr. Truman Parker, and Dr. Samuel T. Gillispie). Recognizing the need for a hospital, Dr. Gillispie’s wife, Ada, established a six-bed hospital in 1916 at the Kline House, located in the 400 block of Prospect Street. This building renamed the “La Jolla Sanitarium,” provided medical, surgical and obstetrical care, and was used until 1918.

In 1918, an agreement was reached between Ada Gillispie and La Jolla’s most generous benefactor, Ms. Ellen Browning Scripps. An independent and well-travelled college educated woman, Ms. Scripps taught school and was involved in various aspects of her family’s newspaper business. Scripps arrived in San Diego with her ailing brother in 1890, built her home on Prospect Street in 1895 and was active in community affairs. In the early 20th century, Ms. Scripps began financing numerous causes in the La Jolla area. A few of her many contributions to her community included financing the Bishop's School, the

La Jolla Woman's Club, the Children's Playground and Recreation Center, the La Jolla Library, and the Scripps Institute of Oceanography. The agreement between Scripps and Gillispie called for Scripps to finance a new hospital, and Gillispie would manage it. The building was to be called the "La Jolla Sanitarium" (476 Prospect Street) and work began in June 1918. Designed by William Sterling Hebbard, the structure cost \$20,000 and was built by R. A. Jackson.

In January 1922, Miss Scripps broke her hip and while recuperating in La Jolla Sanitarium, agreed to build a larger one. In November 1923, ground was broken for a new, fifty-seven bed hospital, which opened in September 1924. Named "Scripps Memorial Hospital," the building was designed by Louis Gill. Mrs. Gillispie remained as Superintendent for the new hospital until July 1929.

In December 1924, the "Scripps Metabolic Clinic" moved into the moved into the La Jolla Sanitarium building, which had been modified by architect Louis Gills to serve its needs. Able to accommodate twenty patients, the clinic focused on metabolic diseases and research—disturbances of bodily chemistry and nutrition, such as high blood pressure, diabetes, obesity, various forms of kidney disease, and disease affecting the heart and blood vessels. The first director of the new Clinic was Dr. James Sherrill, a post he held until 1955. In 1928, the clinic building was expanded to accommodate increased efficiency. Several months later, in 1929, the clinic announced plans to construct a new, two-story building next to the existing one. This new facility, again financed by Ms. Scripps, expanded research capabilities and the Scripps Metabolic Clinic took its position as a leader in metabolic research.

After the death of Ms. Scripps in 1932, Scripps Memorial Hospital and Scripps Metabolic Clinic continued to serve the La Jolla area and to expand. In October 1946, after months of deliberation, the two institutions legally separated into different medical facilities. The purposes and services of the two institutions were different and a separation would allow the development of each facility according to its needs. Scripps Memorial Hospital, with its fifty-six beds, was inadequate for the population of 10,000. It was believed that since the two institutions were fundamentally different, such a move would enable each to expand as they saw fit. The hospital was viewed as a local institution and the clinic as a more-worldly research and specialization institute. In 1948, Hospital Director Robert B. Watts appealed to the La Jolla community for funds. By the end of 1948, there was tentative approval for an addition that would extend 125 feet south from the hospital building so that La Jolla would get more hospital beds, a new surgical unit, and additional parking spaces behind the new wing. In late 1950, the new addition was dedicated, and a new campaign was underway to secure more funds to remodel the maternity wing and executive offices. In late December 1950, these improvements were underway.

In the summer of 1951, the overcrowded Scripps Metabolic Clinic announced plans for enlargement. The new 30,000 square feet of reinforced concrete would add to the existing structure so that the clinic would be a quadrangle around a court. Two floors were to be added to the rear research wing and the new wings would connect the two buildings. In order to complete the extensive renovation, the remaining portion of the original La Jolla

Sanitarium, made of wood-stucco, was razed. In 1956, the name of the Scripps Metabolic Clinic was changed to the "Scripps Clinic & Research Foundation" to more closely identify its purpose.

By the end of the 1950s, the seriously overcrowded Scripps Memorial Hospital leased a 40-acre parcel with option to buy on Torrey Pines Mesa (the present location of the Scripps Memorial Hospital). The \$5.25 million hospital was scheduled to be completed in late 1963 or early 1964. In 1960, the Clinic acquired the 484 Prospect Street building (then described as a new three-story "Annex") and constructed an "outdoor passageway" which connected it to the hospital. At this time, the Property was also "remodeled" and housed facilities for research in the treatment of heart and lung diseases. It was named "The Institute for Cardio-Pulmonary Diseases of Scripps Clinic & Research Foundation." It also served as the "Clinic Fellowship Training Program," a training school for young men in clinical investigation and research in the basic medical sciences. Work during this period also likely included the construction of an arched, projecting porch along the Property's southeast elevation. The new, remodeled facility opened in October 1961 and several additions were made in later years.

In August 1960, the "Research Laboratory Building," was opened at 505 Coast Boulevard South for the Scripps Clinic & Research Foundation. In 1966, this building was subject to a large addition that substantially changed the appearance of the structure, an effort made possible by a gift from the Timken-Sturgis Foundation. This new, remodeled structure then became known as the "Timken-Sturgis Research Building at the Scripps Clinic & Research Foundation."

In 1964, Superior Court Judge E. Levenson ruled that Scripps Memorial Hospital could be sold to the Scripps Clinic & Research Foundation in order to finance the hospital's Torrey Pines Mesa facility. Such a purchase was made possible through a \$100,000 gift by the Ellen Browning Scripps Foundation. Scripps Memorial Hospital subsequently moved out of central La Jolla to 3770 Miramar Road (later 9888 Genesee Avenue.) This new eight-story hospital was constructed at a cost of \$6 million upon a forty-acre site. The hospital saw its last patient on Prospect Street on May 3, 1964.

By 1970, it was clear to the Scripps Clinic & Research Foundation that its existing buildings provided insufficient space in which to work. In 1971, the decision was made to move out of central La Jolla and relocate to North Torrey Pines Mesa. After the launch of a building program and fund-raising effort, construction of the new buildings began in April 1974 on Torrey Pines Road. In late 1976, researchers began moving out of the Prospect Street facilities and the first building was dedicated in November 1976. The last of the Clinic's departments was moved in 1980.

In May 1982, the 484 Prospect Street building was acquired by Regency Associates, Ltd., and then sold to Kenneth C. Smith and Ann H. Smith in January 1996. Between approximately 1988-1995, the Property was occupied by the La Jolla Cosmetic Surgery Centre and Kern Eye Institute. After the Property was purchased by Kenneth and Ann Smith, it became used by Kenneth C. Smith Advertising, one of San Diego's largest full-

service advertising agencies. In 1996 and 2001, the Property was remodeled to allow for interior tenant improvements, as well as the addition of a new window and new roof framing. This work was designed by James Alcorn & Associates and undertaken by Gemini Construction.

Between June 2004-2011, the 484 Prospect Street building was owned by several different entities before it was purchased by Manchester 484 Prospect, LLC in March 2011. In 2012, the Property experienced further improvements, including interior remodeling work; change of use from commercial to single-family residential; the replacement of all existing windows and doors with new, wood windows (primarily double-hung) and wood doors; re-roofing with new built-up material; and the construction of a projecting balcony on the third story, as well as a projecting garage (with balcony above) on the first floor. This work was designed by Coston Architects, Inc. In addition, at this time, it is believed that a new terrace, shade structure, and railing were added to the roof along the north elevation wing, and the structure was re-stuccoed in a manner consistent and compatible with the original stucco texture. In March 2020, the Property was acquired by the current owner, Spielman Family Trust.

#### Historical Overview Of The La Jolla Community

The 484 Prospect Street building is located within San Diego's La Jolla community. The village of La Jolla began in the 1880s during the "boom" period of San Diego's history as a small coastal community. Prior to 1887, there was no development on land which is now referred to as La Jolla, an area known as a popular picnic and bathing attraction for residents and visitors of San Diego. One of the first land tracts in the area was La Jolla Park subdivision, which was developed in 1887 by Frank T. Botsford. Botsford's purchase was different from any of his predecessors, because unlike other previous owners, he would ultimately develop La Jolla Park subdivision, which was the first land in La Jolla to have identified lots and streets. Ultimately, with an auction sale of lots within the La Jolla Park subdivision in April 1887, Botsford set in motion the early development of La Jolla.

Between 1902-1920, the community of La Jolla began to experience sophisticated growth. In 1902, La Jolla held its first election. In 1907, La Jolla's first bank, the Southern Trust Savings Bank, was established. In 1908, the "Red Devil" train, a gas engine, began serving La Jolla, and in 1909, natural gas was made available. Pioneering members of the community included Ellen Browning Scripps and other local entrepreneurs.

In 1910, despite all of this change, La Jolla was still a community of dirt roads without electricity (electricity was made available in 1911). La Jolla's population at this time was approximately 850, more than double its 1900 figure. In 1912, motion pictures were shown in La Jolla for the first time, and in 1913, the *La Jolla Journal* (later renamed the *La Jolla Light*), came into existence. In 1918, the first paving of La Jolla occurred on Prospect Street. Paving the road from La Jolla to San Diego was ultimately completed in 1920.

After the First World War, the San Diego economy began to experience further growth and development. La Jolla real estate increased in demand and value from 1920 until the unpredicted real estate bust between 1925-1926. Nonetheless, La Jolla continued to grow



and expand as a community. Numerous speculative real estate tracts were laid out in the general La Jolla area. These included La Jolla Hermosa and the Barber Tract in the south, the Muirlands on the western slopes of Mt. Soledad, and the northeastern La Jolla Shores tract.

The stock market crash of 1929 ushered in the Great Depression of the 1930s and few speculative ventures succeeded during this time. Little construction took place in the La Jolla area during these difficult years. Those individuals whose investments had not been devalued by the nation's crisis, however, were able to afford building projects. Federal government assistance and low material costs encouraged some people to venture out and risk investing in construction during the Depression. The country was brought out of the Depression by the development of the economy during the Second World War and the subsequent post-war prosperity. When the war ended, many war-time servicemen and workers relocated to La Jolla. Between 1946-1955, new subdivisions in La Jolla sprang up. At the end of the 1940s, the population of La Jolla was approximately 8,500. Expansion was directed south toward Pacific Beach, east up the La Jolla Hills, and north to the La Jolla Shores area.

Keeping pace with the economy, the development of La Jolla continued to grow, slowly but steadily. New highways began to crisscross the area, allowing greater business connections with the coastal community and the larger San Diego business infrastructure. These new highways drew traffic away from the coastal sections, leaving them quiet, peaceful and ultimately more desirable as residential areas.

## **Methods and Results**

### **Archival Research**

The archival research for this HRTR included, but was not necessarily limited to, obtaining the Residential Building Record from the San Diego County Assessor's/Recorder's Office; a chain of title report prepared on grant deeds, conveyances, and legal documents obtained by California Lot Book, Inc.; City of San Diego water and sewer department records research; building permit application research at the City of San Diego building records department (Development Services Center Building); San Diego City Directories, Sanborn Fire Insurance Maps, vertical files, and the *San Diego Union* index and newspaper articles at the San Diego Public Library, California Room; the San Diego History Center archives and photographic collection; the La Jolla Historical Society research archives; local, state, and federal inventories/surveys/database material; personal research/archival material in possession of Scott A. Moomjian, Esq.; and standard and authoritative sources related to local history, architecture, and building development information.

### **Field Survey**

The field survey work was conducted by Scott A. Moomjian, Esq. on August 9, 2024 and December 10, 2024. An intensive survey of the subject Property and surrounding neighborhood was undertaken during this time. The Property was recorded on the



appropriate DPR 523 forms according to instructions and publications produced by the California Office of Historic Preservation (See Attachment D).

### Description of Surveyed Resource

The Property largely consists of a three-story over basement, generally “T”-shaped Spanish Revival style single-family residence. Originally built as a nurses’ home in conjunction with Scripps Memorial Hospital, the structure was converted into its current single-family use in 2012. Of standard wood-frame construction, the 484 Prospect Street building is generally “L”-shaped and set on a concrete foundation. It has a stucco exterior; low-pitched mansard roof with modest eave overhang and red, Mission tiles; and a variety of wood windows, including multi-paned arched, rectangular, and square casement varieties. The home also includes six bedrooms, eleven bathrooms, entry hall, living room, dining room, family room, lounge, sitting room, library, offices, game and exercise rooms, laundry room, and kitchen. Overall, the structure appears to be in good condition.

Over the years, the 484 Prospect Street building was modified and altered. In 1960, the building was converted into commercial use (office space) and later converted into single-family use in 2012. Modifications and alterations to the building include the construction of a connecting passageway to Scripps Memorial Hospital along the south elevation (1960); the addition of a projecting porch along the southeast elevation (1960); numerous interior improvements (1996, 2001, 2012); the removal of all original wood windows and doors and replacement with new wood varieties (2012); the addition of wood and glass front door, flanking sidelights, and wood paneling (date unknown); the addition of a projecting balcony along the west elevation (2012); the addition of a projecting garage (with balcony above) along the west elevation (2012); and the construction of a new terrace, shade structure, and railing atop the roof along the north elevation wing (2012). Further, the structure was re-stuccoed, however, this work occurred in a manner consistent and compatible with the original stucco texture.

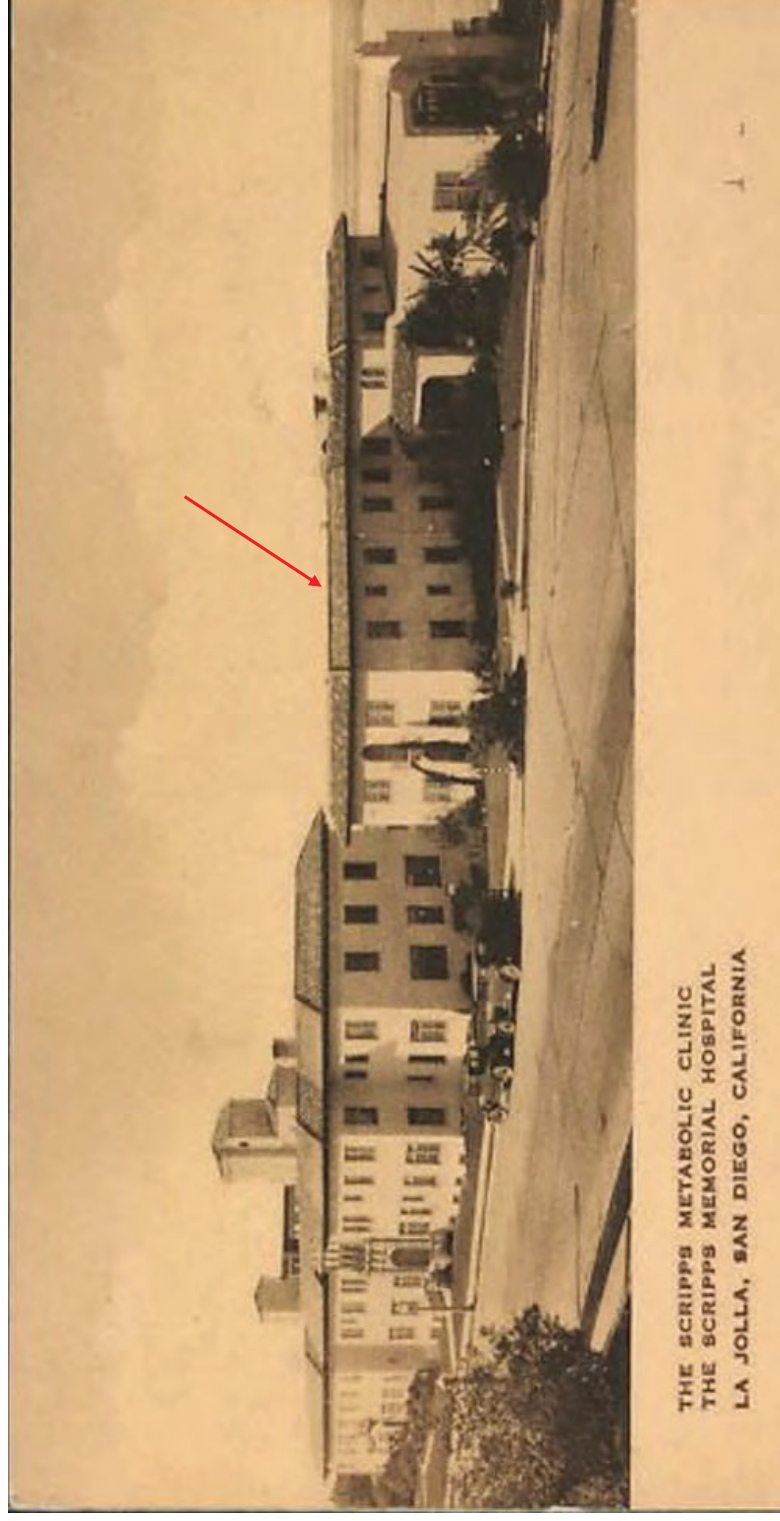
### Significance Evaluation

#### Integrity Evaluation

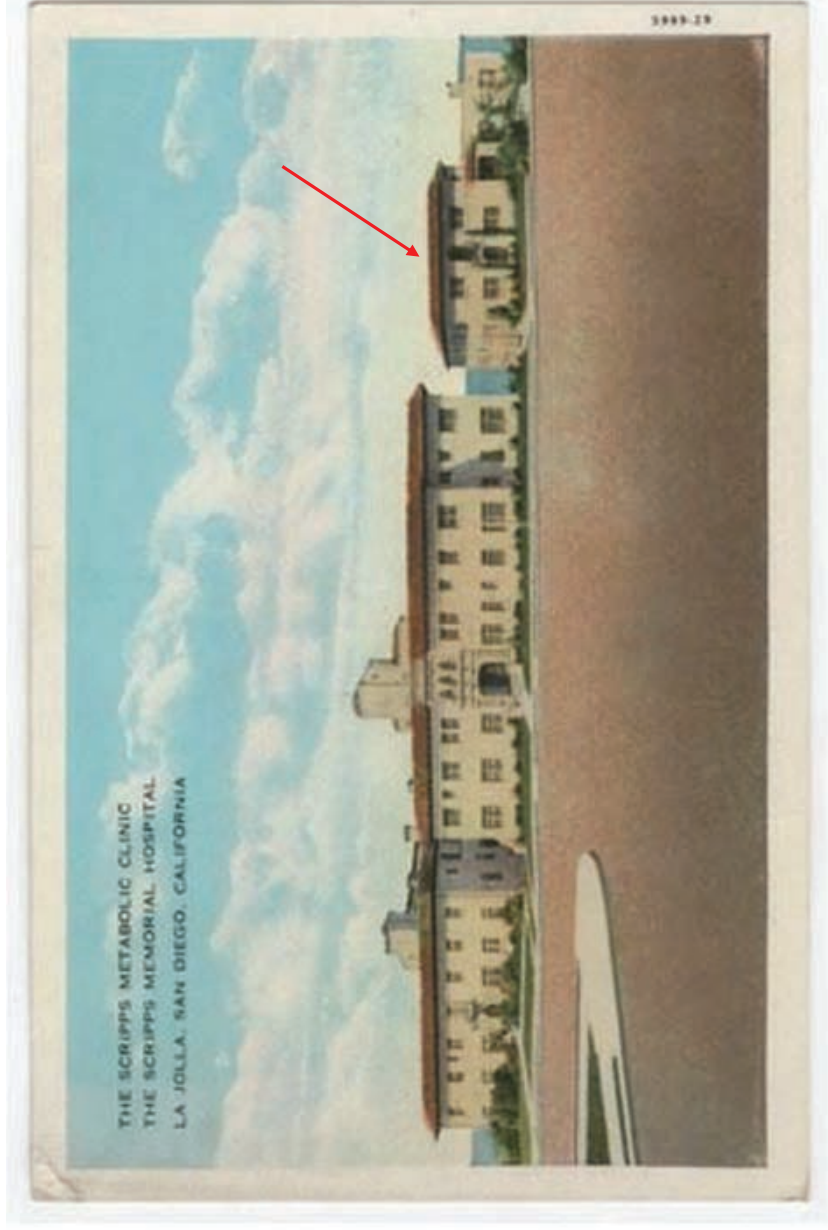
In addition to determining the significance of a property under state and national criteria, a property must also possess integrity. The national, state, and local registers recognize seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association.

Integrity is defined by the National Register of Historic Places as the “ability of a Property to convey and maintain its significance.” In order to be listed in the National Register, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. Historic properties either retain integrity (this is, convey their significance) or they do not. To retain historic integrity a property will always possess several, and usually most, of these aspects. The retention of specific aspects of integrity is paramount for a property to convey its significance. Within the concept of integrity, the

**Historical Photograph #1**  
**Source: La Jolla Historical Society**  
**c.1920s/1930s**



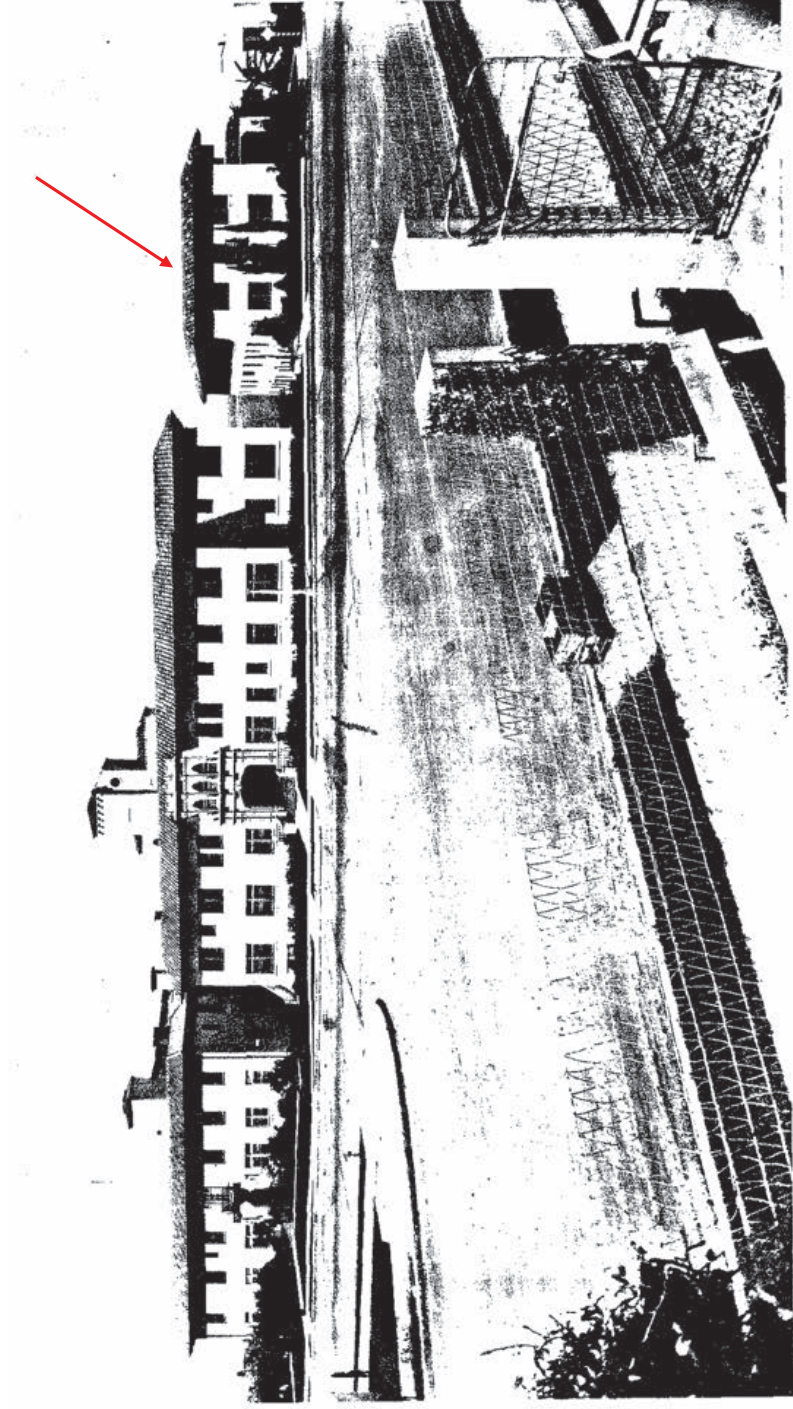
**Historical Photograph #2**  
**Source: La Jolla Historical Society**  
**c.1920s/1930s**



### Historical Photograph #3

Source: City Of San Diego Historical Site Board Register Report—No. 234 (Report Date 1989)  
“Scripps Memorial Hospital and Clinic” By Regency Associates, Ltd.

1929





#### Historical Photograph #4

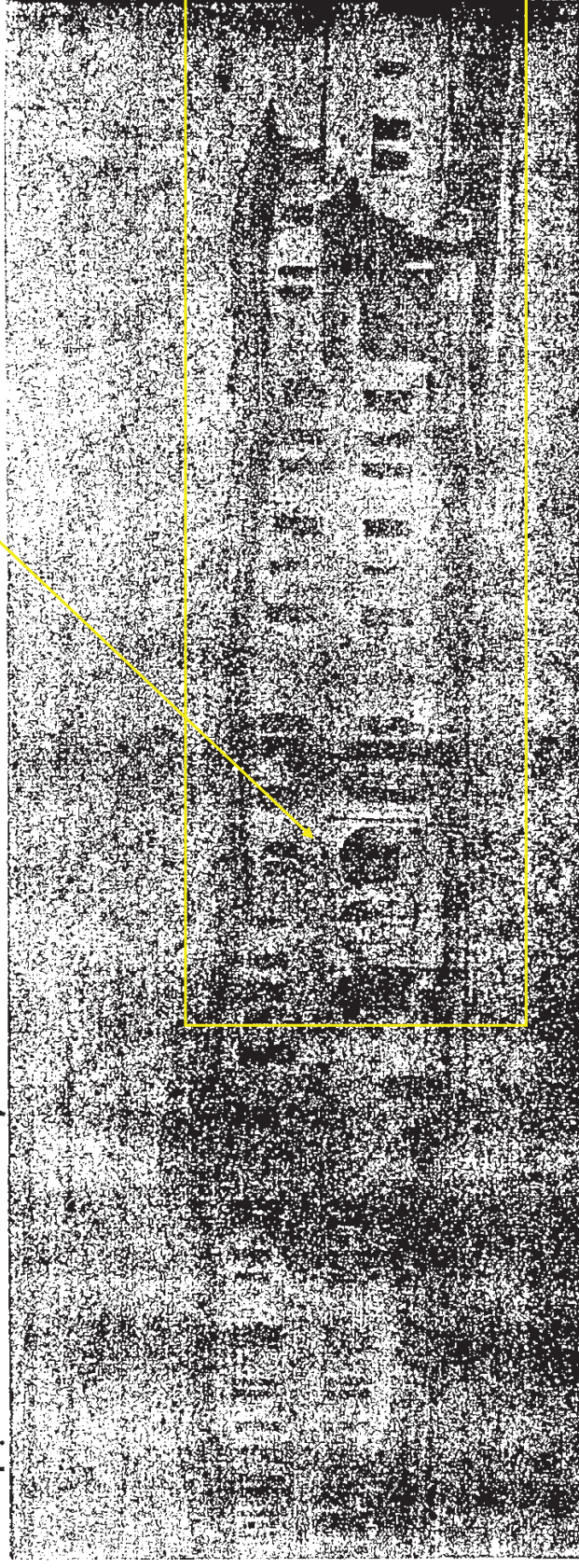
**Source:** City Of San Diego Historical Site Board Register Report—No. 234 (Report Date 1989)

**“Scripps Memorial Hospital and Clinic” By Regency Associates, Ltd.**

*La Jolla Journal*, October 20, 1960

**Note Southeast Porch In Existence By This Year**

**Scripps Clinic Proudly Presents A New Addition . . .**



The new North Annex (to right) connected by passage way to Main Building (to left).

**“The new three-story “Annex,” which was formerly the Nurses’ Home of the Scripps Memorial Hospital, has been renovated for occupancy....The Annex and the Main Building have been connected by an outdoor passageway.”**

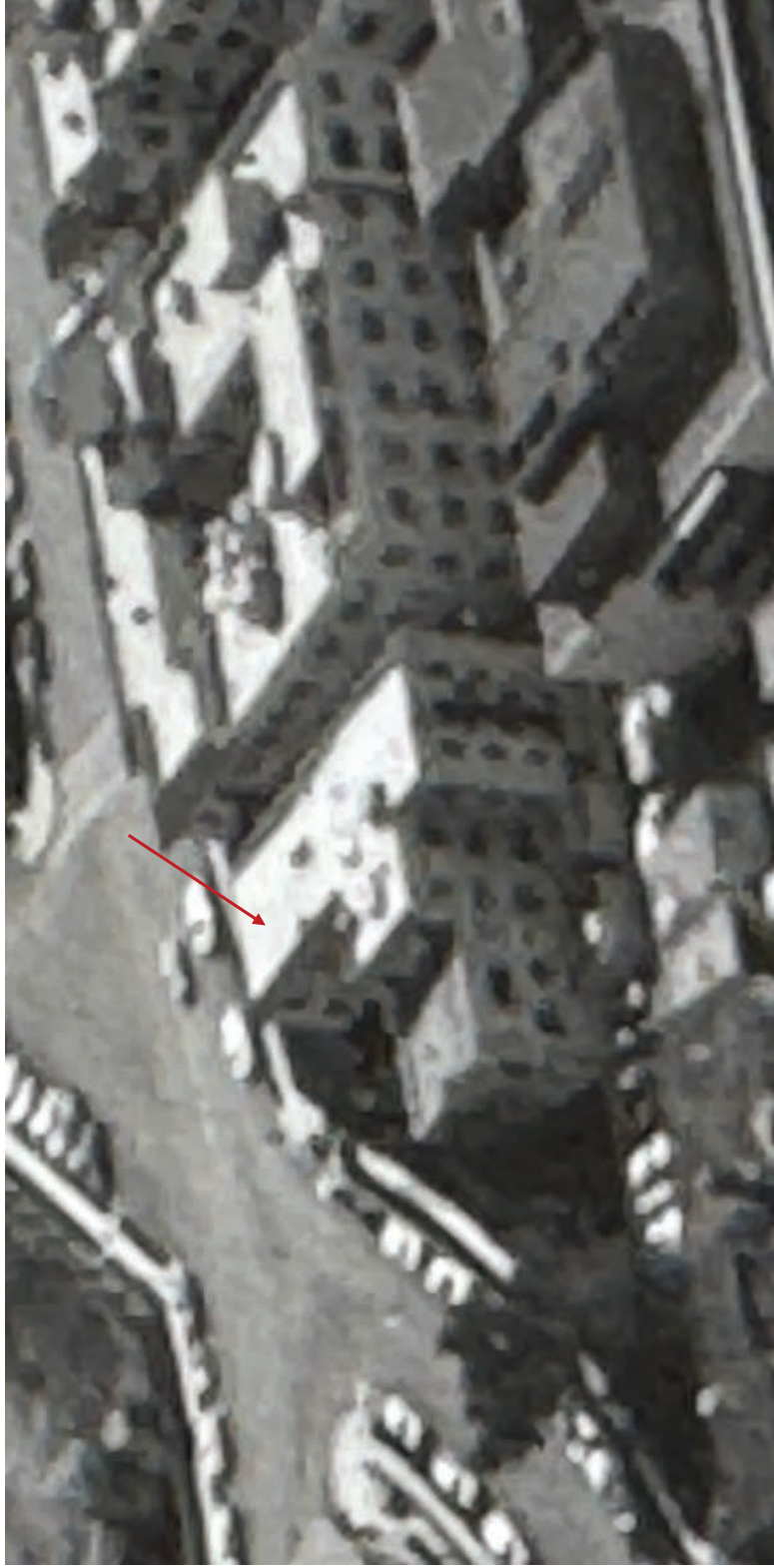
**Historical Photograph #5**

**Source: City Of San Diego Historical Site Board Register Report—No. 234 (Report Date 1989)  
“Scripps Memorial Hospital and Clinic” By Regency Associates, Ltd.  
1966**





**Historical Photograph #6**  
**Source: La Jolla Historical Society**  
**Date Unknown**



**Transitional Photograph #1**  
***La Jolla Village News***  
**April 19, 2000**



The entrance to the former home of Kenneth C. Smith Advertising invites visitors into this Irving Gill-designed building at 484 Prospect St. which has just come on the market.

## 484 Prospect Street

Photograph #1

Southeast Elevation; View Facing Northwest

Note Projecting Porch Added In 1960



Photograph #2

Southeast Elevation; View Facing South





## 484 Prospect Street

Photograph #3

Southeast Elevation; View Facing South



Photograph #4

Southeast Elevation; View Facing Northeast



## 484 Prospect Street

Photograph #5

Southeast Elevation; View Facing Southwest  
Non-Original Wood, Double-Hung Windows Detail (Typical)



Photograph #6

East Elevation; View Facing Northwest



## 484 Prospect Street

Photograph #7

East Elevation; View Facing Northwest



Photograph #8

East Elevation; View Facing Southwest





## 484 Prospect Street

Photograph #9

East Elevation; View Facing Northwest

Non-Original Main Entry Area Detail



Photograph #10

East Elevation; View Facing Northwest

Non-Original Main Entry Area Detail

Note Door, Sidelights & Wood Paneling Added



## 484 Prospect Street

Photograph #11

Northeast Elevation; View Facing Southwest



Photograph #12

Northeast Elevation; View Facing Southwest



## 484 Prospect Street

Photograph #13

North Elevation; View Facing Southwest



Photograph #14

South Elevation; View Facing West  
Non-Original Staircase Added (1960)

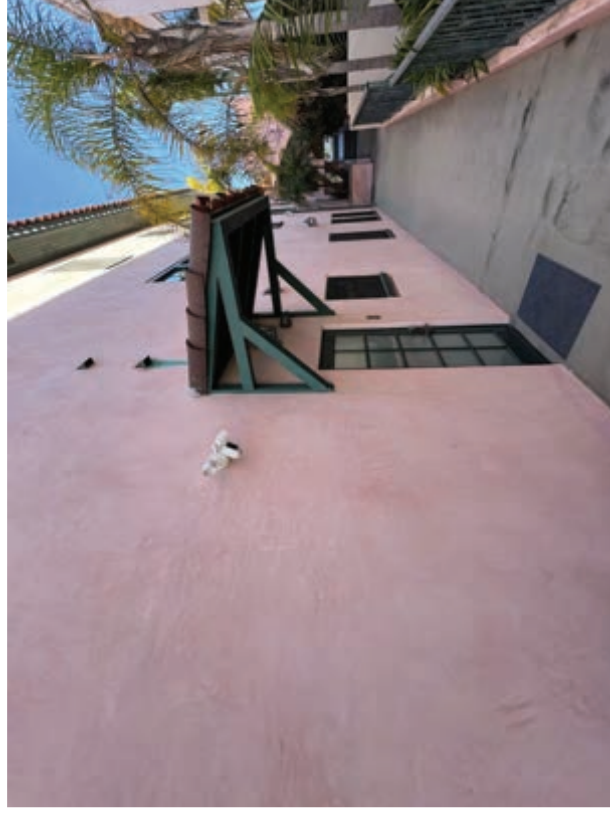




## 484 Prospect Street

Photograph #15

South Elevation; View Facing Southeast



Photograph #16

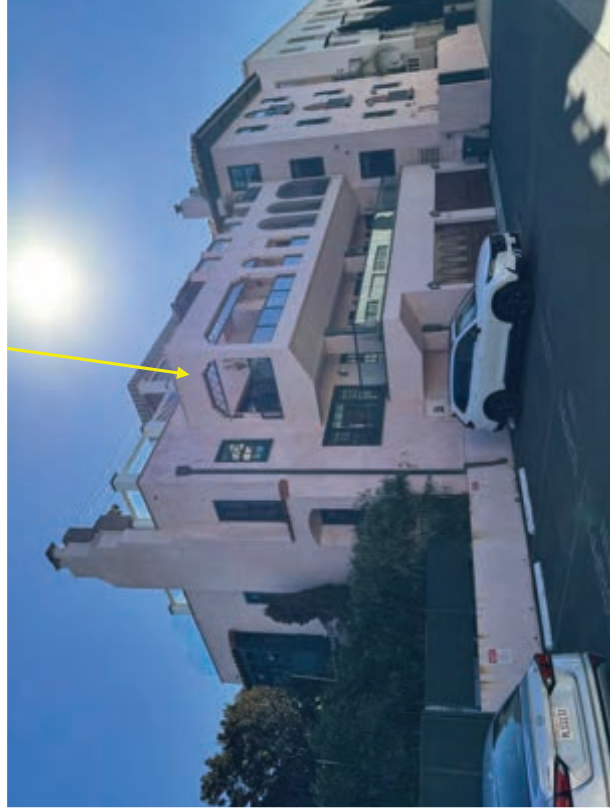
South Elevation; View Facing Northwest



## 484 Prospect Street

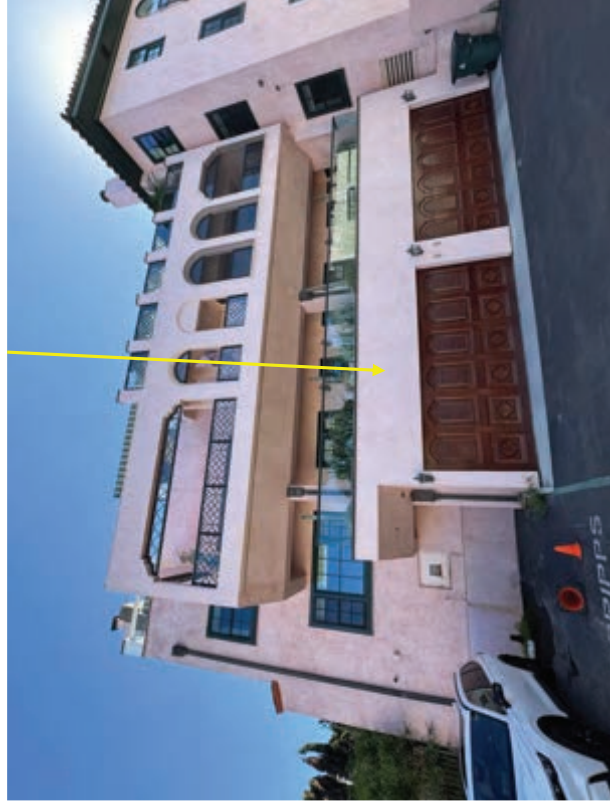
Photograph #17

North & West Elevations; View Facing South  
Note Non-Original Projecting Balcony (2011)



Photograph #18

West Elevation; View Facing Southeast  
Note Non-Original Projecting Garage (2011)



National Register criteria recognize seven aspects or qualities that, in various combinations, define integrity. These are location, design, setting, materials, workmanship, feeling, and association.

Integrity is defined by the California Register as the “authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.” In order to be listed in the California Register, properties must not only be shown to be significant under the California Register criteria but must also retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance.

Integrity is defined by the HRB *Guidelines for the Application of Historical Resources Board Designation Criteria* as “the authenticity of a historical resource’s physical identity clearly indicated by the retention of characteristics that existed during the resource’s period of significance.” Further, integrity relates “to the presence or absence of historic materials and character defining features” of a resource.

### Location

*Location is defined by the National Register as “the place where the historic property was constructed or the place where the historic event occurred.” It is defined by the HRB Designation Guidelines as “the place where a resource was constructed or where an event occurred.”*

The 484 Prospect Street building was constructed in 1925. The building has remained in its original location throughout its existence.

### Design

*Design is defined by the National Register as the “combination of elements that create the form, plan, space, structure, and style of a property.” It is defined by the HRB Designation Guidelines as resulting “from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.”*

Over the course of its existence, the 484 Prospect Street building has sustained several modifications and alterations from that of its original 1925 design. In 1960, the building was converted into commercial use (office space) and later converted into single-family use in 2012. Modifications and alterations to the building include the construction of a connecting passageway to Scripps Memorial Hospital along the south elevation (1960); the addition of a projecting porch along the southeast elevation (1960); numerous interior improvements (1996, 2001, 2012); the removal of all original wood windows and doors and replacement with new wood varieties (2012); the addition of wood and glass front door, flanking sidelights, and wood paneling (date unknown); the addition of a projecting balcony along the west elevation (2012); the addition of a projecting garage (with balcony above) along the west elevation (2012); and the construction of a new terrace, shade



structure, and railing atop the roof along the north elevation wing (2012). Further, the structure was re-stuccoed, however, this work occurred in a manner consistent and compatible with the original stucco texture. Overall, the original general form, plan, space, structure, and style of the residence is no longer intact. As a result, the Property no longer retains its original design element for integrity purposes.

### Setting

*Setting is defined by the National Register as the physical environment of a historic property. It is defined by the HRB Designation Guidelines as applying “to a physical environment, the character of a resource’s location, and a resource’s relationship to the surrounding area.”*

The 484 Prospect Street building has been sited on the same parcel since its original construction in 1925. Inspection of the surrounding neighborhood today indicates the presence of some original single-family homes. However, many homes in the immediate area have been removed and/or remodeled over the years, and new structures (including those for commercial and recreational purposes) have been built. Overall, therefore, the physical environment of the area has been adversely impacted. As a result, the Property no longer retains its original setting element for integrity purposes.

### Materials

*Materials are defined by the National Register as the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. It is defined by the HRB Designation Guidelines as comprising “the physical elements combined or deposited in a particular pattern or configuration to form a property.”*

The materials which have gone into the construction of the 484 Prospect Street building are largely non-original. As such, the Property no longer retains its materials element for integrity purposes.

### Workmanship

*Workmanship is defined by the National Register as “the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.” It is defined by the HRB Designation Guidelines as consisting “of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles.”*

As with the materials discussion above, the workmanship which has gone into the construction of the 484 Prospect Street building is largely non-original. As such, the Property no longer retains its workmanship element for integrity purposes.

### Feeling

*Feeling is defined by the National Register as “a property’s expression of the aesthetic or historic sense of a particular period of time.” It is defined by the HRB Designation Guidelines as relying “on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place.”*

In its current condition, the 484 Prospect Street building imparts an aesthetic sense of mid-1920s Spanish Revival construction within the La Jolla community. As a result, the Property retains its feeling element for integrity purposes.

### Association

*Association is defined by the National Register as “the direct link between an important historic event or person and a historic property.” It is defined by the HRB Designation Guidelines as directly [linking] a historic property with a historic event, activity, or person or past time and place; and requires the presence of physical features to convey the property’s historic character.”*

First, the 484 Prospect Street building is directly linked to Ms. Ellen Browning Scripps, a historically significant philanthropist to the La Jolla community. In 1925, Ms. Scripps commissioned the construction of the Property as a nurse’s home in association with the formerly adjacent Scripps Memorial Hospital. Second, the Property subsequently remained affiliated with Scripps Memorial Hospital (and/or its successor entities) as a structure dedicated to the medical care of the La Jolla community until the late 1970s. As a building directly linked to La Jolla’s early medical industry for over fifty years, a historically significant event, the Property therefore possesses an associative element for integrity purposes.

### Application of San Diego Historical Resources Board (HRB) Register Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), a building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as historic by the City of San Diego Historical Resources Board if it meets any of the following below criteria. Guidelines in applying the criteria for designation exist in the *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, and Adopted August 27, 2009).

*Criterion A-- If it exemplifies or reflects special elements of a City’s, a community’s or a neighborhood’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

### “Special Elements of Development”

*According to the HRB Designation Guidelines, special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do. For each aspect of development, the resource shall exemplify or reflect a special element of that development which either maintains an established precedent or may in itself be the model for development.*

Largely due to modifications and alterations which have adversely affected the original integrity of the 484 Prospect Street building, the structure does not exemplify or reflect *special* elements of San Diego’s, La Jolla’s, La Jolla Park subdivision’s, or Prospect Street’s historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. The Property does not exemplify or reflect “special elements” of City, community, or neighborhood development any more than other existing structures (new or old) along Prospect Street or within the La Jolla Park subdivision.

Under the *Guidelines for the Application of the Historical Resources Board Designation Criteria*, the 484 Prospect Street building does not possess special elements of development which are distinct among others of its kind or that surpasses the usual in significance. Over the years, the building and has been modified and altered and does not possess any features which exemplify or reflect special elements of subdivision development. As specified under the *Guidelines*, it is not enough for a resource to simply reflect an aspect of development as all buildings do. Similarly, the 484 Prospect Street building does not reflect an aspect of development within the La Jolla Park subdivision any more than other structures which were built much earlier in and around La Jolla Park subdivision. The building does not reflect an element of development which maintains an established precedent, nor was it the model of development in the La Jolla Park subdivision.

*Historical Development*—*In order to be significant for Historical Development, a resource shall exemplify or reflect a special or unique aspect of the City’s general historical development; or shall exemplify or reflect a unique aspect of the City’s history.*

The 484 Prospect Street building does not exemplify or reflect a *special or unique* aspect of the City’s general historical development or general City’s history. This is largely due to a lack of original integrity which is required for designation under Criterion A. The building, therefore, is not significant with respect to any form of historical development under Criterion A (Historical Development).

*Archaeological Development*—*In order to be significant for Archaeological Development, a resource shall be prehistoric or historic in nature but must exemplify archaeological development through subsurface deposits and may include associated surface features.*

The 484 Prospect Street building is not a prehistoric or historic archaeological resource and, therefore, the building is not significant with respect to any form of archaeological development.

*Cultural Development—In order to be significant for Cultural Development, a resource shall exemplify or reflect development that is associated with a group of people linked together by shared values, beliefs, and historical associations, or are properties associated with significant achievement in the visual and fine arts, (painting, sculpture, architecture, theater, dance, music,) literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry.*

The 484 Prospect Street building does not exemplify or reflect *a special or unique* association with a group of people linked together by shared values, beliefs, and historical associations, or is associated with significant achievement in the visual and fine arts, literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry. This is largely due to a lack of original integrity which is required for designation under Criterion A. The building, therefore, is not significant with respect to any form of cultural development under Criterion A (Cultural Development).

It should be noted that while ineligible as exemplifying or reflecting special or unique elements of cultural development under Criterion A, the Property is eligible for designation as a “Heritage Structure” under the La Jolla Planned District Ordinance (LJPDO) for its role in this area of La Jolla’s cultural development (*see Discussion/Analysis below*). In this regard, the Property has always been regarded as an important part of cultural development within this area of La Jolla.

*Social Development—In order to be significant for Social Development, a resource shall exemplify or reflect development that is associated with relations and interactions with others.*

The 484 Prospect Street building does not exemplify or reflect *special or unique development* associated with relations and interactions with others. This is largely due to a lack of original integrity which is required for designation under Criterion A. The building, therefore, is not significant with respect to any form of social development under Criterion A (Social Development).

*Economic Development—In order to be significant for Economic Development, a resource shall exemplify or reflect development associated with the local, regional, state or national economy or economics, including manufacturing, labor and agriculture, maritime and transportation industries.*

The 484 Prospect Street building does not exemplify or reflect *special or unique development* associated with economics or economic industries. This is largely due to a

lack of original integrity which is required for designation under Criterion A. The building, therefore, is not significant with respect to any form of economic development under Criterion A (Economic Development).

*Political Development—In order to be significant for Political Development, a resource shall exemplify or reflect development associated with politics or the political atmosphere, including women's suffrage, neighborhood activism, labor organizations and the Civil Rights Movement associated with ethnic and gay/lesbian issues.*

The 484 Prospect Street building does not exemplify or reflect *special or unique* development associated with politics or the political atmosphere/environment. This is largely due to a lack of original integrity which is required for designation under Criterion A. The building, therefore, is not significant with respect to any form of political development under Criterion A (Political Development).

*Aesthetic Development—In order to be significant for Aesthetic Development, a resource shall exemplify or reflect development associated with an artistic arrangement in theory or practice.*

The 484 Prospect Street building does not exemplify or reflect *special or unique* development associated with artistic arrangement in theory or practice. This is largely due to a lack of original integrity which is required for designation under Criterion A. The building, therefore, is not significant with respect to any form of aesthetic development under Criterion A (Aesthetic Development).

*Engineering Development—In order to be significant for Engineering Development, a resource shall exemplify or reflect development associated with engineering. Engineering development may include professionally applied standards or design ingenuity within engineering disciplines. Engineering solutions may be applied within individual buildings, structures and objects, or be associated with large scale infrastructure development like ports, railroads, roads and freeways, dams and flood control, electrical transmission and water systems.*

The 484 Prospect Street building does not exemplify or reflect *special or unique* development associated with engineering, including professional engineering standards, engineering design ingenuity, or engineering disciplines. This is largely due to a lack of original integrity which is required for designation under Criterion A. The building, therefore, is not significant with respect to any form of engineering development under Criterion A (Engineering Development).

*Landscape Development—In order to be significant for Landscape Development, a resource shall exemplify or reflect development associated with garden and park design, subdivision design, or ecosystem/habitat restoration and may include professionally applied standards or design ingenuity within landscape disciplines.*

The 484 Prospect Street building does not exemplify or reflect *special or unique* development associated with garden and park design, subdivision design, ecosystem/habitat restoration, or professional landscaping standards, or design ingenuity within landscape disciplines. This is largely due to a lack of original integrity which is required for designation under Criterion A. The building, therefore, is not significant with respect to any form of landscape development under Criterion A (Landscape Development).

*Architectural Development*—*In order to be significant for Architectural Development, a resource shall exemplify or reflect development associated with the City's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners and others associated with the building industry.*

The 484 Prospect Street building does not exemplify or reflect *special or unique* development associated with the City's built environment, including architecture designed and constructed by non-architects, real estate developers, contractors, speculators, homeowners, and others associated with the building industry. This is largely due to a lack of original integrity which is required for designation under Criterion A. The building, therefore, is not significant with respect to any form of architectural development under Criterion A (Architectural Development).

It should be noted that while ineligible as exemplifying or reflecting special or unique elements of architectural development under Criterion A, the Property is eligible for designation as a "Heritage Structure" under the La Jolla Planned District Ordinance (LJPDO) for its role in La Jolla's Spanish Revival architectural development (*see Discussion/Analysis below*). In this regard, the Property has always been regarded as an important part of Spanish Revival architectural development within this area of La Jolla.

Therefore, based upon the above analysis, the Property does not qualify under any aspect of HRB Criterion A (Community Development).

*Criterion B*--*Is identified with persons or events significant in local, state, or national history.*

*According to the HRB Designation Guidelines, resources associated with individuals whose specific contributions to history can be identified and documented may qualify under Criterion B for persons significant in history. Persons significant in our past refers to individuals associated with San Diego whose activities, achievements and contributions are demonstrably important within the City, state, or nation.*

*Eligibility under Criterion B for significant person(s) involves first determining the importance of the individual, second ascertaining the length and nature of the individual's association with the resource under study and comparison to other resources associated with the individual, and third determining if the resource is significant under HRB*



*Criterion B as a resource that is best identified with a person(s) significant in local, state, or national history.*

*A person would not be considered historically significant simply by virtue of position/title, association, affiliation, race, gender, ethnicity or religion. Criterion B is generally restricted to those properties that are associated with a person's important achievements, rather than those that are associated with their birth or retirement, or that are commemorative in nature. The person must have made demonstrable achievements and contributions to the history of San Diego, the state, or the nation. In addition, the resource must be associated with the person during the period that the person's significant achievements and contributions occurred.*

*If the resource is not associated with the historical person during the person's significant period, research other resources associated with the person in order to identify those that best represent the person's historic contributions. Determine the status of the associative properties as demolished, extant, or out of the locality and length of time associated with the person. The best representatives are properties associated with the person's productive life. Properties associated with the person's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant or if no properties from the person's productive years survive elsewhere.*

Aside from original owner, Ellen Browning Scripps, who was responsible for the construction of the 484 Prospect Street building in 1925, no historical evidence was identified which would suggest that the Property was ever directly associated with any other persons or events significant in local, state, or national history. Historical research indicates that Ms. Scripps is a historically significant individual who has recognized for her philanthropic contributions to the La Jolla community from approximately the early 1900s until her death in 1932. In 1925, Ms. Scripps commissioned the construction of the Property to be used as a nurses' home in conjunction with the former Scripps Memorial Hospital. This latter structure was built adjacent to the Property at 464 Prospect Street in 1924. Ms. Scripps was affiliated with the Property in her capacity as a philanthropist until her death in 1932 (a period of approximately seven years).

In reviewing Ms. Scripps' association with the Property, it is clear she owned and commissioned the construction of the 484 Prospect Street building during her corresponding period of significance (i.e. from 1925-1932). Approximately two months after the Property was completed, Ms. Scripps then deeded the structure to Scripps Memorial Hospital. No historical evidence was identified which would suggest that Ms. Scripps utilized the Property as a residence or in conjunction with any of her personal or professional activities. In fact, the Property was one of many philanthropic endeavors undertaken by Ms. Scripps over the course of her life. Further, Ms. Scripps and the philanthropic contributions she made to the La Jolla community in relation to the medical community, have been previously recognized and are reflected in the historical designation of the adjacent "Scripps Memorial Hospital and Clinic," located at 464 and 476 Prospect Street in 1988 (HRB Site #234). These buildings which are associated with Ms. Scripps, reflect her vision for the establishment of a sizeable hospital and clinic and played an

“integral role in the development of the La Jolla community.” Recognized as located within the “cultural circle in the heart” of La Jolla, it is these structures which have been previously determined to reflect Ms. Scripps significance to the community. As such, the Property does not qualify under HRB Criterion B (Person) on the basis of an association with Ellen Browning Scripps.

*Criterion C--Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.*

*According to the HRB Designation Guidelines, this Criterion applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods or methods of construction.*

*In order to qualify under this Criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare. In these instances where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken.*

*It is important to note that Criterion C states that a resource embody the distinctive characteristics of a style, type, period or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period or method of construction. Resources which do not embody the distinctive characteristics of a style, type, period or method of construction as supported by established sources do not qualify.*

The 484 Prospect Street building was designed and constructed in the Spanish Revival style in 1925. In its current appearance, the structure is not considered to be a representative example of the Spanish Revival architectural style and is not considered a valuable example of the use of indigenous materials or craftsmanship. In this regard, the Property does not embody the distinctive characteristics of a style, type, period, or method of Spanish Revival style construction.

### *The Spanish Revival Style*

The Spanish Revival style (also known as Spanish Colonial Revival or Spanish Eclectic) uses design elements borrowed from a rich history of Spanish architecture, including Moorish, Byzantine, Gothic, and Renaissance styles and combines them in a range of uses. The style was popular in the United States from approximately 1915-1940. The typical features of a Spanish Eclectic design include a low-pitched roof with little or no eave

overhang, a red tile roof, arches above central doors and windows, stucco exteriors, and an asymmetrical facade. Houses can be one or two stories with side-gabled, cross-gabled, hipped, or flat roofs. Multi-level roofs are very common.

Spanish Revival house-shapes range from rectangular to “L”-shaped. Many times, wings are added to change the footprint of the structure. Doors are an important feature and are often heavy, carved, impressive wooden doors dominating the main facade. Sometimes heavy wood panels alternating with glass panes are also used in simpler style structures. Double sash doors are used, many times opening onto a balcony or enclosed patio. Decorative wrought iron hardware, including door knockers, wall sconces, grilles, and door studs are usually used to add interest to the exterior surfaces. Colored, glazed tiles add a splash of color to the beige or white stucco walls. Arches or spiral columns, pilasters, carved stonework, or other decorative elements are used on the main entrance area. Different sized and shaped windows are used on the facades of the structure, but often a large picture window serves as a focal point on the main facade. These large windows often feature triple arches or parabolic shapes and may also be filled with stained glass designs. Windows can also contain boxed grilles to allow casement windows to open outward. Balconies (open or roofed), with wood or iron railings are a prominent feature.

Stucco or tile decorative vents are commonly used to add detail to the exterior. Elaborated chimney tops, often with small-tiled roofs are used as accent points along the roof line. Towers, either one or two stories in height, are often used as dramatic focal points for these structures. One or two story covered porches, usually located on the rear façade, sometimes function as exterior halls in the temperate climates of the Southwest. Arcaded wing walls are often used as entrances to garden areas. Fountains, walled gardens with arcaded walkways, towers, tile terraces and wrought iron accent elements are also used as part of the design vocabulary.

In its current appearance, the 484 Prospect Street building features several physical characteristics associated with the Spanish Revival style of architecture. These elements include a flat roof with red, Mission tile; stucco chimney; stucco exterior; balconies; porches; and arched openings. However, aside from these characteristics, the building fails to possess several other typical and original elements which would denote a true, representative example of this style. For example, the structure lacks an asymmetrical façade(s); circular clay roof vents; stucco window grilles; an arched main entry; an arched parabolic window along the main elevation; original wood windows; decorative wrought iron hardware; colored or glazed tiles; spiral columns; pilasters; towers; fountains; tile terraces; wing walls; and/or wrought iron accent elements. Further, the Property has been modified and altered over the years to serve several different residential and commercial uses. In 1960, the building was converted into commercial use (office space) and later converted into single-family use in 2012. Modifications and alterations to the building include the construction of a connecting passageway to Scripps Memorial Hospital along the south elevation (1960); the addition of a projecting porch along the southeast elevation (1960); numerous interior improvements (1996, 2001, 2012); the removal of all original wood windows and doors and replacement with new wood varieties (2012); the addition of wood and glass front door, flanking sidelights, and wood paneling (date unknown); the addition of a projecting balcony along the west elevation (2012); the addition of a

projecting garage (with balcony above) along the west elevation (2012); and the construction of a new terrace, shade structure, and railing atop the roof along the north elevation wing (2012). Further, the structure was re-stuccoed, however, this work occurred in a manner consistent and compatible with the original stucco texture. As a result, the property is not architecturally significant. Finally, due to the fact that no indigenous materials went into the construction of the structure, it is not a valuable example of the use of indigenous materials or craftsmanship. The Property does not qualify under HRB Criterion C (Architecture).

*Criterion D--Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.*

*According to the HRB Designation Guidelines, a "Master" is defined as "a figure of generally recognized greatness in a field." A property is not eligible under Criterion D simply because it was designed by a prominent architect, builder, etc., but rather must be the work of a master. Additionally, not all examples of a Master's work are eligible. Criterion D requires that a resource be representative of the notable work of the Master.*

Review of the historic record, coupled with historical research, strongly supports the contention that architect Louis J. Gill was the individual responsible for the original design of the 484 Prospect Street building. Further, it is known that contractor Thomas M. Russell was the individual who built the structure in 1925.

### Louis J. Gill

Louis John Gill was the nephew of the acclaimed architect, Irving Gill, and is recognized as a talented architect in his own right. A native of Syracuse, New York, he studied architecture at Syracuse University and moved to San Diego in 1911 to work as a draftsman at his uncle's firm. In 1914, the two men became partners and designed several high-profile projects. Louis Gill also worked independently during this time, and in 1916 was selected as the architect responsible for designing the original San Diego Zoo.

Louis Gill went on to establish his own practice after the partnership dissolved in 1919 and quickly built a reputation as a leader in his field. In addition to designing the residences of several distinguished San Diegans, including philanthropist Ellen Browning Scripps, he also designed a number of churches, apartment houses and commercial structures throughout San Diego and Coronado. Reflective of the architectural movements popular at the time, he designed almost exclusively in the Spanish Eclectic and Mission Revival styles.

Gill received what is arguably his largest commission in 1935, when he was selected to design the Civic Center building (currently the County Administration Center) in collaboration with noted architects Richard Requa, Samuel Hamill and William Templeton Johnson. Thereafter, he continued to practice architecture until his retirement in 1955, following a career that spanned nearly 44 years. Gill remained in his Mission Hills home until 1969, when he and his wife moved to Studio City to be closer to their children. He



died later that year, at the age of 84.

Aside from his contributions to San Diego's architectural heritage, Louis Gill is also recognized for his role as a passionate and dedicated professional. Over the course of his career, he was actively involved in a variety of professional organizations and was pivotal in the formation of the San Diego Chapter of the A.I.A. in 1929. Later that year, he was appointed by the governor to serve as a member of the California State Board of Architectural Examiners. Gill was awarded an honorary Doctor of Fine Arts degree from Syracuse University in 1938 and was elected a fellow of the A.I.A. in 1942.

Louis J. Gill has been established by the City of San Diego as "master" architect. A total of ten (10) properties have been designated in association with Gill, including "The Bishop's School Historic District," designed in Spanish Colonial Revival/Mission Revival styles in 1910, 1916, and 1945, located at 7607 La Jolla Boulevard (HRB Sites #324, 353, 357); the "Wegeforth House," designed in 1917, located at 210 Maple Street (HRB Site #156); the "Louis Gill Home," designed in the Craftsman style in 1921, located at 244 West Brookes Avenue (HRB Site #366); "Young Hardware Store," designed in a Spanish Colonial Revival style in 1925, located at 3285-3287 Adams Avenue (HRB Site #469); the "Abelardo Rodriguez/Louis Gill House," designed in the Spanish Eclectic/Monterey (Mediterranean Colonial) style in 1926, located at 4379 North Talmadge Drive (HRB Site #1204); the "Scripps Memorial Hospital and Clinic," designed in the Spanish Eclectic style in 1924, located at 464-476 Prospect Street (HRB Site #234); the "Laura Brewster/Louis Gill House," designed in a Modern style in 1930, located at 3404 Front Street (HRB Site #1320); and the "County Administration Building (Civic Administration Center), designed in an Art Deco/Spanish Eclectic style in 1938, located at 1600 Pacific Highway (HRB Site #203). Other properties which are associated with Gill, but not are designated, include but are not limited to, the Rees-Stealy Clinic, Bankers Hill; the San Diego Zoo, Bird Cage; San Diego Hospital Clinic, corner of 7th and G Streets; the Coronado/Wegeforth Hospital, Coronado; Sacred Heart Church, Coronado; and the John W. Mitchell Art Gallery, Coronado.

Although Louis Gill designed the 484 Prospect Street building in his preferred, signature, Spanish Revival style, as evidenced in the adjacent Scripps Memorial Hospital and Clinic which he conceived for Ellen Browning Scripps, the Property was modified and altered over the years to serve several different residential and commercial uses. In 1960, the building was converted into commercial use (office space) and later converted into single-family use in 2012. Modifications and alterations to the building include the construction of a connecting passageway to Scripps Memorial Hospital along the south elevation (1960); the addition of a projecting porch along the southeast elevation (1960); numerous interior improvements (1996, 2001, 2012); the removal of all original wood windows and doors and replacement with new wood varieties (2012); the addition of wood and glass front door, flanking sidelights, and wood paneling (date unknown); the addition of a projecting balcony along the west elevation (2012); the addition of a projecting garage (with balcony above) along the west elevation (2012); and the construction of a new terrace, shade structure, and railing atop the roof along the north elevation wing (2012).

Further, the structure was re-stuccoed, however, this work occurred in a manner consistent and compatible with the original stucco texture.

Given the documented modifications and alterations to the Property, it does not retain a sufficient overall level of original integrity to qualify under Criterion D. In particular, the building does not reflect the original design conceived by Louis Gill, nor in its current appearance, does it represent a “notable” example of his work. Consequently, the Property does not represent the notable work of Louis Gill as a master architect, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. The Property does not qualify under HRB Criterion D (Work of a Master).

### Thomas M. Russell

In 2016, Russell was established by the City of San Diego as a master builder by virtue of the historical designation of the “Thomas Russell House” (HRB Site #1215). This structure, located at 1611 Myrtle Avenue, was designed in a Spanish Eclectic (Revival) style and built as the Russell family home in 1925. To date, six (6) other homes, built by Russell in either Craftsman, Prairie, or International/Modern styles between 1911-1912 are also designated as part of the South Park Historic District.

Thomas McLain Russell was born on March 23, 1871, in Washburn, Maine. He came to San Diego from Maine in 1907 when he was 36 years old and mid-career. He worked as a carpenter and builder until he retired about 1934 and died in San Diego on June 3, 1948. Russell learned the building trade from his father and older brothers who were also carpenters. After he came to San Diego and established his business, several of his brothers followed and started the Russell Brothers construction company. While Russell had been building custom homes and high-rise hotels downtown San Diego before his brothers arrived, the family quickly took advantage of new subdivision development. For example, the firm built five homes within the Burlingame subdivision for Samuel Landswick.

Thomas Russell was the first brother and primary craftsman in the construction firm. He designed and built homes and then grew his business to include churches, commercial buildings and hotels. Russell’s early homes were in the Craftsman style, and he transitioned to Prairie, American Foursquare, and later to Spanish Eclectic. He was known to use high quality materials like redwood siding outside and redwood, Douglas fir and birch inside. The high-rise hotels which he built were wood framed with some steel beams. Russell used materials like stucco and brick to give these massive buildings a welcoming aesthetic. The hotels had store fronts on the first floor and hotel rooms on the upper levels with heights ranging from two to seven stories.

Over the course of his career, Thomas Russell worked as a prominent and accomplished building contractor and was responsible for the construction of many quality works in the City. His most notable works are found throughout his career. Details on his Spanish Eclectic projects include ornate window headers, cavity under the sill, undulating ornament on window dividers, specific attic vents, waterproofing and recessed flashing details on parapet walls and porches.

In the present case, aside from the Spanish Revival style of the 484 Prospect Street building, the structure features no physical elements typically associated with the construction techniques of Thomas Russell. For example, the building lacks ornate window headers and sill cavities, undulating ornament on window dividers, specific attic vents, waterproofing and recessed flashing details on parapet walls and porches. Further, the Property has been modified and altered as documented above.

Given the documented modifications and alterations to the Property, it does not retain a sufficient overall level of original integrity to qualify under Criterion D. In particular, the building does not reflect the original structure built by Russell, nor in its current appearance, does it represent a “notable” example of his work. Consequently, the Property does not represent the notable work of Thomas Russell, as a master architect, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. The Property does not qualify under HRB Criterion D (Work of a Master).

*Criterion E--Is listed on or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.*

The 484 Prospect Street building is not listed on either the National Register or California Register of Historical Resources. The building has not been determined to be eligible for listing on either register by the National Park Service or the State Historic Preservation Office. The Property does not qualify under HRB Criterion E (National or California Register Eligible).

*Criterion F--Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.*

No local historic district exists within the La Jolla community. Further, the 484 Prospect Street building has never been deemed to be a contributor to any established or proposed historic district. The structure is not a finite group of resources related together in a clearly distinguishable way, nor is it related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value, nor does it represent one or more architectural periods or styles in the history and development of San Diego. The Property does not qualify under HRB Criterion F (Historic District).

#### Application of National Register Criteria

When evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation—A, B, C, or D. The National Register Criteria describes how properties are significant for their association with important events

or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the National Register criteria, but it also must have integrity. The seven aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

#### Criterion A: Event

*To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well.*

The 484 Prospect Street building does not qualify under National Register Criterion A: Event at either the local, state, or national levels. Historical research failed to identify any important events associated with the Property over the course of its existence.

#### Criterion B: Person

*Criterion B applies to Property associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those Property that illustrate (rather than commemorate) a person's important achievements. Person(s) associated with the property must be individually significant within a historic context. Significant individuals must be directly associated with the nominated property. Property eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual's significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C.*

The 484 Prospect Street building does not qualify under National Register Criterion B: Person at either the local, state, or national levels. Aside from original owner, Ellen Browning Scripps, who was responsible for the construction of the 484 Prospect Street building in 1925, no historical evidence was identified which would suggest that the Property was ever directly associated with any other persons or events significant in local, state, or national history. Historical research indicates that Ms. Scripps is a historically significant individual who has recognized for her philanthropic contributions to the La Jolla community from approximately the early 1900s until her death in 1932. In 1925, Ms. Scripps commissioned the construction of the Property to be used as a nurses' home in conjunction with the former Scripps Memorial Hospital. This latter structure was built adjacent to the Property at 464 Prospect Street in 1924. Ms. Scripps was affiliated with the Property in her capacity as a philanthropist until her death in 1932 (a period of approximately seven years).



In reviewing Ms. Scripps' association with the Property, it is clear she owned and commissioned the construction of the 484 Prospect Street building during her corresponding period of significance (i.e. from 1925-1932). Approximately two months after the Property was completed, Ms. Scripps then deeded the structure to Scripps Memorial Hospital. No historical evidence was identified which would suggest that Ms. Scripps utilized the Property as a residence or in conjunction with any of her personal or professional activities. In fact, the Property was one of many philanthropic endeavors undertaken by Ms. Scripps over the course of her life. Further, Ms. Scripps and the philanthropic contributions she made to the La Jolla community in relation to the medical community, have been previously recognized and are reflected in the historical designation of the adjacent "Scripps Memorial Hospital and Clinic," located at 464 and 476 Prospect Street in 1988 (HRB Site #234). These buildings which are associated with Ms. Scripps, reflect her vision for the establishment of a sizeable hospital and clinic and played an "integral role in the development of the La Jolla community." Recognized as located within the "cultural circle in the heart" of La Jolla, it is these structures which have been previously determined to reflect Ms. Scripps significance to the community.

#### Criterion C: Design/Construction

*Property may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Property which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.*

*A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The Property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft.*

#### Embodying The Distinctive Characteristics Of A Type, Period & Method Of Construction

The 484 Prospect Street building was designed and constructed in the Spanish Revival style in 1925. In its current appearance, the structure is not considered to be a representative example of the Spanish Revival architectural style. In this regard, the Property does not embody the distinctive characteristics of a type, period, or method of Spanish Revival style construction.

### *The Spanish Revival Style*

The Spanish Revival style (also known as Spanish Colonial Revival or Spanish Eclectic) uses design elements borrowed from a rich history of Spanish architecture, including Moorish, Byzantine, Gothic, and Renaissance styles and combines them in a range of uses. The style was popular in the United States from approximately 1915-1940. The typical features of a Spanish Eclectic design include a low-pitched roof with little or no eave overhang, a red tile roof, arches above central doors and windows, stucco exteriors, and an asymmetrical facade. Houses can be one or two stories with side-gabled, cross-gabled, hipped, or flat roofs. Multi-level roofs are very common.

Spanish Revival house-shapes range from rectangular to “L”-shaped. Many times, wings are added to change the footprint of the structure. Doors are an important feature and are often heavy, carved, impressive wooden doors dominating the main facade. Sometimes heavy wood panels alternating with glass panes are also used in simpler style structures. Double sash doors are used, many times opening onto a balcony or enclosed patio. Decorative wrought iron hardware, including door knockers, wall sconces, grilles, and door studs are usually used to add interest to the exterior surfaces. Colored, glazed tiles add a splash of color to the beige or white stucco walls. Arches or spiral columns, pilasters, carved stonework, or other decorative elements are used on the main entrance area. Different sized and shaped windows are used on the facades of the structure, but often a large picture window serves as a focal point on the main facade. These large windows often feature triple arches or parabolic shapes and may also be filled with stained glass designs. Windows can also contain boxed grilles to allow casement windows to open outward. Balconies (open or roofed), with wood or iron railings are a prominent feature.

Stucco or tile decorative vents are commonly used to add detail to the exterior. Elaborated chimney tops, often with small-tiled roofs are used as accent points along the roof line. Towers, either one or two stories in height, are often used as dramatic focal points for these structures. One or two story covered porches, usually located on the rear façade, sometimes function as exterior halls in the temperate climates of the Southwest. Arcaded wing walls are often used as entrances to garden areas. Fountains, walled gardens with arcaded walkways, towers, tile terraces and wrought iron accent elements are also used as part of the design vocabulary.

In its current appearance, the 484 Prospect Street building features several physical characteristics associated with the Spanish Revival style of architecture. These elements include a flat roof with red, Mission tile; stucco chimney; stucco exterior; balconies; porches; and arched openings. However, aside from these characteristics, the building fails to possess several other typical and original elements which would denote a true, representative example of this style. For example, the structure lacks an asymmetrical façade(s); circular clay roof vents; stucco window grilles; an arched main entry; an arched parabolic window along the main elevation; original wood windows; decorative wrought iron hardware; colored or glazed tiles; spiral columns; pilasters; towers; fountains; tile terraces; wing walls; and/or wrought iron accent elements. Further, the Property has been modified and altered over the years to serve several different residential and commercial uses. In 1960, the building was converted into commercial use (office space) and later

converted into single-family use in Modifications and alterations to the building include the construction of a connecting passageway to Scripps Memorial Hospital along the south elevation (1960); the addition of a projecting porch along the southeast elevation (1960); numerous interior improvements (1996, 2001, 2012); the removal of all original wood windows and doors and replacement with new wood varieties (2012); the addition of wood and glass front door, flanking sidelights, and wood paneling (date unknown); the addition of a projecting balcony along the west elevation (2012); the addition of a projecting garage (with balcony above) along the west elevation (2012); and the construction of a new terrace, shade structure, and railing atop the roof along the north elevation wing (2012). Further, the structure was re-stuccoed, however, this work occurred in a manner consistent and compatible with the original stucco texture. As a result, the property is not architecturally significant.

### Representing The Work Of A Master

The 484 Prospect Street building does not qualify under National Register Criterion C: Design/Construction at either the local, state, or national levels on the basis of its architect or builder. Review of the historic record, coupled with historical research, strongly supports the contention that architect Louis J. Gill was the individual responsible for the original design of the 484 Prospect Street building. Further, it is known that contractor Thomas M. Russell was the individual who built the structure in 1925.

### Louis J. Gill

Louis John Gill was the nephew of the acclaimed architect, Irving Gill, and is recognized as a talented architect in his own right. A native of Syracuse, New York, he studied architecture at Syracuse University and moved to San Diego in 1911 to work as a draftsman at his uncle's firm. In 1914, the two men became partners and designed several high-profile projects. Louis Gill also worked independently during this time, and in 1916 was selected as the architect responsible for designing the original San Diego Zoo.

Louis Gill went on to establish his own practice after the partnership dissolved in 1919 and quickly built a reputation as a leader in his field. In addition to designing the residences of several distinguished San Diegans, including philanthropist Ellen Browning Scripps, he also designed a number of churches, apartment houses and commercial structures throughout San Diego and Coronado. Reflective of the architectural movements popular at the time, he designed almost exclusively in the Spanish Eclectic and Mission Revival styles.

Gill received what is arguably his largest commission in 1935, when he was selected to design the Civic Center building (currently the County Administration Center) in collaboration with noted architects Richard Requa, Samuel Hamill and William Templeton Johnson. Thereafter, he continued to practice architecture until his retirement in 1955, following a career that spanned nearly 44 years. Gill remained in his Mission Hills home until 1969, when he and his wife moved to Studio City to be closer to their children. He died later that year, at the age of 84.

Aside from his contributions to San Diego's architectural heritage, Louis Gill is also recognized for his role as a passionate and dedicated professional. Over the course of his career, he was actively involved in a variety of professional organizations and was pivotal in the formation of the San Diego Chapter of the A.I.A. in 1929. Later that year, he was appointed by the governor to serve as a member of the California State Board of Architectural Examiners. Gill was awarded an honorary Doctor of Fine Arts degree from Syracuse University in 1938 and was elected a fellow of the A.I.A. in 1942.

Louis J. Gill has been established by the City of San Diego as "master" architect. A total of ten (10) properties have been designated in association with Gill, including "The Bishop's School Historic District," designed in Spanish Colonial Revival/Mission Revival styles in 1910, 1916, and 1945, located at 7607 La Jolla Boulevard (HRB Sites #324, 353, 357); the "Wegeforth House," designed in 1917, located at 210 Maple Street (HRB Site #156); the "Louis Gill Home," designed in the Craftsman style in 1921, located at 244 West Brookes Avenue (HRB Site #366); "Young Hardware Store," designed in a Spanish Colonial Revival style in 1925, located at 3285-3287 Adams Avenue (HRB Site #469); the "Abelardo Rodriguez/Louis Gill House," designed in the Spanish Eclectic/Monterey (Mediterranean Colonial) style in 1926, located at 4379 North Talmadge Drive (HRB Site #1204); the "Scripps Memorial Hospital and Clinic," designed in the Spanish Eclectic style in 1924, located at 464-476 Prospect Street (HRB Site #234); the "Laura Brewster/Louis Gill House," designed in a Modern style in 1930, located at 3404 Front Street (HRB Site #1320); and the "County Administration Building (Civic Administration Center), designed in an Art Deco/Spanish Eclectic style in 1938, located at 1600 Pacific Highway (HRB Site #203). Other properties which are associated with Gill, but not are designated, include but are not limited to, the Rees-Stealy Clinic, Bankers Hill; the San Diego Zoo, Bird Cage; San Diego Hospital Clinic, corner of 7th and G Streets; the Coronado/Wegeforth Hospital, Coronado; Sacred Heart Church, Coronado; and the John W. Mitchell Art Gallery, Coronado.

Although Louis Gill designed the 484 Prospect Street building in his preferred, signature, Spanish Revival style, as evidenced in the adjacent Scripps Memorial Hospital and Clinic which he conceived for Ellen Browning Scripps, the Property was modified and altered over the years to serve several different residential and commercial uses. In 1960, the building was converted into commercial use (office space) and later converted into single-family use in 2012. Modifications and alterations to the building include the construction of a connecting passageway to Scripps Memorial Hospital along the south elevation (1960); the addition of a projecting porch along the southeast elevation (1960); numerous interior improvements (1996, 2001, 2012); the removal of all original wood windows and doors and replacement with new wood varieties (2012); the addition of wood and glass front door, flanking sidelights, and wood paneling (date unknown); the addition of a projecting balcony along the west elevation (2012); the addition of a projecting garage (with balcony above) along the west elevation (2012); and the construction of a new terrace, shade structure, and railing atop the roof along the north elevation wing (2012). Further, the structure was re-stuccoed, however, this work occurred in a manner consistent and compatible with the original stucco texture.



Given the documented modifications and alterations to the Property, it does not retain a sufficient overall level of original integrity to qualify under Criterion C (Design/Construction). In particular, the building does not reflect the original design conceived by Louis Gill, nor in its current appearance, does it represent his work. Consequently, the Property is not representative of Gill's work as a master architect, designer, or craftsman.

#### Thomas M. Russell

In 2016, Russell was established by the City of San Diego as a master builder by virtue of the historical designation of the "Thomas Russell House" (HRB Site #1215). This structure, located at 1611 Myrtle Avenue, was designed in a Spanish Eclectic (Revival) style and built as the Russell family home in 1925. To date, six (6) other homes, built by Russell in either Craftsman, Prairie, or International/Modern styles between 1911-1912 are also designated as part of the South Park Historic District.

Thomas McLain Russell was born on March 23, 1871, in Washburn, Maine. He came to San Diego from Maine in 1907 when he was 36 years old and mid-career. He worked as a carpenter and builder until he retired about 1934 and died in San Diego on June 3, 1948. Russell learned the building trade from his father and older brothers who were also carpenters. After he came to San Diego and established his business, several of his brothers followed and started the Russell Brothers construction company. While Russell had been building custom homes and high-rise hotels downtown San Diego before his brothers arrived, the family quickly took advantage of new subdivision development. For example, the firm built five homes within the Burlingame subdivision for Samuel Landswick.

Thomas Russell was the first brother and primary craftsman in the construction firm. He designed and built homes and then grew his business to include churches, commercial buildings and hotels. Russell's early homes were in the Craftsman style, and he transitioned to Prairie, American Foursquare, and later to Spanish Eclectic. He was known to use high quality materials like redwood siding outside and redwood, Douglas fir and birch inside. The high-rise hotels which he built were wood framed with some steel beams. Russell used materials like stucco and brick to give these massive buildings a welcoming aesthetic. The hotels had store fronts on the first floor and hotel rooms on the upper levels with heights ranging from two to seven stories.

Over the course of his career, Thomas Russell worked as a prominent and accomplished building contractor and was responsible for the construction of many quality works in the City. His most notable works are found throughout his career. Details on his Spanish Eclectic projects include ornate window headers, cavity under the sill, undulating ornament on window dividers, specific attic vents, waterproofing and recessed flashing details on parapet walls and porches.

In the present case, aside from the Spanish Revival style of the 484 Prospect Street building, the structure features no physical elements typically associated with the construction techniques of Thomas Russell. For example, the building lacks ornate

window headers and sill cavities, undulating ornament on window dividers, specific attic vents, waterproofing and recessed flashing details on parapet walls and porches. Further, the Property has been modified and altered as documented above.

Given the documented modifications and alterations to the Property, it does not retain a sufficient overall level of original integrity to qualify under Criterion C (Design/Construction). In particular, the building does not reflect the original structure built by Russell, nor in its current appearance, does it represent his work. Consequently, the Property is not representative of Russell's work as a master builder or craftsman.

#### Possessing High Artistic Values

The 484 Prospect Street building does not qualify under National Register Criterion C: Design/Construction as a structure which possesses high artistic values. The Property does not articulate a particular concept of design to the extent that an aesthetic ideal is expressed.

#### Criterion D: Information Potential

*Property may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.*

The 484 Prospect Street building does not qualify under National Register Criterion D: Information Potential as the Property has not yielded, and is likely not to yield, information important in terms of history or prehistory.

#### Application of California Register Criteria

The California Register of Historical Resources was consciously designed on the model of the National Register. While the eligibility criteria of the two programs are extremely similar, there are differences between them. When evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation—1, 2, 3, or 4. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the California Register criteria, but it also must have integrity. Historical resources eligible for listing in the California Register must meet one of the significance criteria described above and retain enough of their historic character or appearance to be recognizable as historical resources and convey the reasons for their significance.

#### Criterion 1: Event

*To be considered for listing under Criterion 1, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion 1: the property's specific association must be considered important as well.*

The 484 Prospect Street building does not qualify under California Register Criterion 1: Event at either the local, state, or national levels. Historical research failed to identify any important events associated with the Property over the course of its existence.

#### Criterion 2: Person

*To be considered for listing under Criterion 2, a property must be associated with the lives of persons important in our past. This Criterion applies to Properties associated with individuals whose specific contributions to history can be identified and documented. Persons “significant in our past” refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those Properties that illustrate (rather than commemorate) a person’s important achievements. Persons associated with the property must be individually significant within a historic context. Significant individuals must be directly associated with the nominated property. Properties eligible under Criterion 2 are usually those associated with a person’s productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual’s significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion 3.*

The 484 Prospect Street building does not qualify under California Register Criterion 2: Person at either the local, state, or national levels. Aside from original owner, Ellen Browning Scripps, who was responsible for the construction of the 484 Prospect Street building in 1925, no historical evidence was identified which would suggest that the Property was ever directly associated with any other persons or events significant in local, state, or national history. Historical research indicates that Ms. Scripps is a historically significant individual who has recognized for her philanthropic contributions to the La Jolla community from approximately the early 1900s until her death in 1932. In 1925, Ms. Scripps commissioned the construction of the Property to be used as a nurses’ home in conjunction with the former Scripps Memorial Hospital. This latter structure was built adjacent to the Property at 464 Prospect Street in 1924. Ms. Scripps was affiliated with the Property in her capacity as a philanthropist until her death in 1932 (a period of approximately seven years).

In reviewing Ms. Scripps’ association with the Property, it is clear she owned and commissioned the construction of the 484 Prospect Street building during her corresponding period of significance (i.e. from 1925-1932). Approximately two months after the Property was completed, Ms. Scripps then deeded the structure to Scripps Memorial Hospital. No historical evidence was identified which would suggest that Ms. Scripps utilized the Property as a residence or in conjunction with any of her personal or professional activities. In fact, the Property was one of many philanthropic endeavors undertaken by Ms. Scripps over the course of her life. Further, Ms. Scripps and the philanthropic contributions she made to the La Jolla community in relation to the medical community, have been previously recognized and are reflected in the historical designation

of the adjacent “Scripps Memorial Hospital and Clinic,” located at 464 and 476 Prospect Street in 1988 (HRB Site #234). These buildings which are associated with Ms. Scripps, reflect her vision for the establishment of a sizeable hospital and clinic and played an “integral role in the development of the La Jolla community.” Recognized as located within the “cultural circle in the heart” of La Jolla, it is these structures which have been previously determined to reflect Ms. Scripps significance to the community.

### Criterion 3: Design/Construction

*Properties may be eligible under Criterion 3 if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Properties which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.*

*A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. A property must express a particular phase in the development of the master’s career, an aspect of his or her work, or a particular theme in his or her craft.*

### Embodying The Distinctive Characteristics Of A Type, Period, Or Method Of Construction

The 484 Prospect Street building was designed and constructed in the Spanish Revival style in 1925. In its current appearance, the structure is not considered to be a representative example of the Spanish Revival architectural style. In this regard, the Property does not embody the distinctive characteristics of a type, period, or method of Spanish Revival style construction. It does not qualify under California Register Criterion 3: Design/Construction on the basis of its architecture at either the local, state, or national levels.

### The Spanish Revival Style

The Spanish Revival style (also known as Spanish Colonial Revival or Spanish Eclectic) uses design elements borrowed from a rich history of Spanish architecture, including Moorish, Byzantine, Gothic, and Renaissance styles and combines them in a range of uses. The style was popular in the United States from approximately 1915-1940. The typical features of a Spanish Eclectic design include a low-pitched roof with little or no eave overhang, a red tile roof, arches above central doors and windows, stucco exteriors, and an asymmetrical facade. Houses can be one or two stories with side-gabled, cross-gabled, hipped, or flat roofs. Multi-level roofs are very common.



Spanish Revival house-shapes range from rectangular to “L”-shaped. Many times, wings are added to change the footprint of the structure. Doors are an important feature and are often heavy, carved, impressive wooden doors dominating the main facade. Sometimes heavy wood panels alternating with glass panes are also used in simpler style structures. Double sash doors are used, many times opening onto a balcony or enclosed patio. Decorative wrought iron hardware, including door knockers, wall sconces, grilles, and door studs are usually used to add interest to the exterior surfaces. Colored, glazed tiles add a splash of color to the beige or white stucco walls. Arches or spiral columns, pilasters, carved stonework, or other decorative elements are used on the main entrance area. Different sized and shaped windows are used on the facades of the structure, but often a large picture window serves as a focal point on the main facade. These large windows often feature triple arches or parabolic shapes and may also be filled with stained glass designs. Windows can also contain boxed grilles to allow casement windows to open outward. Balconies (open or roofed), with wood or iron railings are a prominent feature.

Stucco or tile decorative vents are commonly used to add detail to the exterior. Elaborated chimney tops, often with small-tiled roofs are used as accent points along the roof line. Towers, either one or two stories in height, are often used as dramatic focal points for these structures. One or two story covered porches, usually located on the rear façade, sometimes function as exterior halls in the temperate climates of the Southwest. Arcaded wing walls are often used as entrances to garden areas. Fountains, walled gardens with arcaded walkways, towers, tile terraces and wrought iron accent elements are also used as part of the design vocabulary.

In its current appearance, the 484 Prospect Street building features several physical characteristics associated with the Spanish Revival style of architecture. These elements include a flat roof with red, Mission tile; stucco chimney; stucco exterior; balconies; porches; and arched openings. However, aside from these characteristics, the building fails to possess several other typical and original elements which would denote a true, representative example of this style. For example, the structure lacks an asymmetrical façade(s); circular clay roof vents; stucco window grilles; an arched main entry; an arched parabolic window along the main elevation; original wood windows; decorative wrought iron hardware; colored or glazed tiles; spiral columns; pilasters; towers; fountains; tile terraces; wing walls; and/or wrought iron accent elements. Further, the Property has been modified and altered over the years to serve several different residential and commercial uses. In 1960, the building was converted into commercial use (office space) and later converted into single-family use in 2012. Modifications and alterations to the building include the construction of a connecting passageway to Scripps Memorial Hospital along the south elevation (1960); the addition of a projecting porch along the southeast elevation (1960); numerous interior improvements (1996, 2001, 2012); the removal of all original wood windows and doors and replacement with new wood varieties (2012); the addition of wood and glass front door, flanking sidelights, and wood paneling (date unknown); the addition of a projecting balcony along the west elevation (2012); the addition of a projecting garage (with balcony above) along the west elevation (2012); and the construction of a new terrace, shade structure, and railing atop the roof along the north elevation wing (2012). Further, the structure was re-stuccoed, however, this work occurred

in a manner consistent and compatible with the original stucco texture. As a result, the property is not architecturally significant.

### Representing The Work Of An Important, Creative Individual

The 484 Prospect Street building does not qualify under California Register Criterion 3: Design/Construction at either the local, state, or national levels as representing the work of an important creative individual. Review of the historic record, coupled with historical research, strongly supports the contention that architect Louis J. Gill was the individual responsible for the original design of the 484 Prospect Street building. Further, it is known that contractor Thomas M. Russell was the individual who built the structure in 1925.

### Louis J. Gill

Louis John Gill was the nephew of the acclaimed architect, Irving Gill, and is recognized as a talented architect in his own right. A native of Syracuse, New York, he studied architecture at Syracuse University and moved to San Diego in 1911 to work as a draftsman at his uncle's firm. In 1914, the two men became partners and designed several high-profile projects. Louis Gill also worked independently during this time, and in 1916 was selected as the architect responsible for designing the original San Diego Zoo.

Louis Gill went on to establish his own practice after the partnership dissolved in 1919 and quickly built a reputation as a leader in his field. In addition to designing the residences of several distinguished San Diegans, including philanthropist Ellen Browning Scripps, he also designed a number of churches, apartment houses and commercial structures throughout San Diego and Coronado. Reflective of the architectural movements popular at the time, he designed almost exclusively in the Spanish Eclectic and Mission Revival styles.

Gill received what is arguably his largest commission in 1935, when he was selected to design the Civic Center building (currently the County Administration Center) in collaboration with noted architects Richard Requa, Samuel Hamill and William Templeton Johnson. Thereafter, he continued to practice architecture until his retirement in 1955, following a career that spanned nearly 44 years. Gill remained in his Mission Hills home until 1969, when he and his wife moved to Studio City to be closer to their children. He died later that year, at the age of 84.

Aside from his contributions to San Diego's architectural heritage, Louis Gill is also recognized for his role as a passionate and dedicated professional. Over the course of his career, he was actively involved in a variety of professional organizations and was pivotal in the formation of the San Diego Chapter of the A.I.A. in 1929. Later that year, he was appointed by the governor to serve as a member of the California State Board of Architectural Examiners. Gill was awarded an honorary Doctor of Fine Arts degree from Syracuse University in 1938 and was elected a fellow of the A.I.A. in 1942.

Louis J. Gill has been established by the City of San Diego as "master" architect. A total

of ten (10) properties have been designated in association with Gill, including “The Bishop’s School Historic District,” designed in Spanish Colonial Revival/Mission Revival styles in 1910, 1916, and 1945, located at 7607 La Jolla Boulevard (HRB Sites #324, 353, 357); the “Wegeforth House,” designed in 1917, located at 210 Maple Street (HRB Site #156); the “Louis Gill Home,” designed in the Craftsman style in 1921, located at 244 West Brookes Avenue (HRB Site #366); “Young Hardware Store,” designed in a Spanish Colonial Revival style in 1925, located at 3285-3287 Adams Avenue (HRB Site #469); the “Abelardo Rodriguez/Louis Gill House,” designed in the Spanish Eclectic/Monterey (Mediterranean Colonial) style in 1926, located at 4379 North Talmadge Drive (HRB Site #1204); the “Scripps Memorial Hospital and Clinic,” designed in the Spanish Eclectic style in 1924, located at 464-476 Prospect Street (HRB Site #234); the “Laura Brewster/Louis Gill House,” designed in a Modern style in 1930, located at 3404 Front Street (HRB Site #1320); and the “County Administration Building (Civic Administration Center), designed in an Art Deco/Spanish Eclectic style in 1938, located at 1600 Pacific Highway (HRB Site #203). Other properties which are associated with Gill, but not are designated, include but are not limited to, the Rees-Stealy Clinic, Bankers Hill; the San Diego Zoo, Bird Cage; San Diego Hospital Clinic, corner of 7th and G Streets; the Coronado/Wegeforth Hospital, Coronado; Sacred Heart Church, Coronado; and the John W. Mitchell Art Gallery, Coronado.

Although Louis Gill designed the 484 Prospect Street building in his preferred, signature, Spanish Revival style, as evidenced in the adjacent Scripps Memorial Hospital and Clinic which he conceived for Ellen Browning Scripps, the Property was modified and altered over the years to serve several different residential and commercial uses. In 1960, the building was converted into commercial use (office space) and later converted into single-family use in 2012. Modifications and alterations to the building include the construction of a connecting passageway to Scripps Memorial Hospital along the south elevation (1960); the addition of a projecting porch along the southeast elevation (1960); numerous interior improvements (1996, 2001, 2012); the removal of all original wood windows and doors and replacement with new wood varieties (2012); the addition of wood and glass front door, flanking sidelights, and wood paneling (date unknown); the addition of a projecting balcony along the west elevation (2012); the addition of a projecting garage (with balcony above) along the west elevation (2012); and the construction of a new terrace, shade structure, and railing atop the roof along the north elevation wing (2012). Further, the structure was re-stuccoed, however, this work occurred in a manner consistent and compatible with the original stucco texture.

Given the documented modifications and alterations to the Property, it does not retain a sufficient overall level of original integrity to qualify under Criterion 3 (Design/Construction). In particular, the building does not reflect the original design conceived by Louis Gill, nor in its current appearance, does it represent his work. Consequently, the Property is not representative of Gill’s work as an important, creative individual.

### Thomas M. Russell

In 2016, Russell was established by the City of San Diego as a master builder by virtue of the historical designation of the “Thomas Russell House” (HRB Site #1215). This structure, located at 1611 Myrtle Avenue, was designed in a Spanish Eclectic (Revival) style and built as the Russell family home in 1925. To date, six (6) other homes, built by Russell in either Craftsman, Prairie, or International/Modern styles between 1911-1912 are also designated as part of the South Park Historic District.

Thomas McLain Russell was born on March 23, 1871, in Washburn, Maine. He came to San Diego from Maine in 1907 when he was 36 years old and mid-career. He worked as a carpenter and builder until he retired about 1934 and died in San Diego on June 3, 1948. Russell learned the building trade from his father and older brothers who were also carpenters. After he came to San Diego and established his business, several of his brothers followed and started the Russell Brothers construction company. While Russell had been building custom homes and high-rise hotels downtown San Diego before his brothers arrived, the family quickly took advantage of new subdivision development. For example, the firm built five homes within the Burlingame subdivision for Samuel Landswick.

Thomas Russell was the first brother and primary craftsman in the construction firm. He designed and built homes and then grew his business to include churches, commercial buildings and hotels. Russell’s early homes were in the Craftsman style, and he transitioned to Prairie, American Foursquare, and later to Spanish Eclectic. He was known to use high quality materials like redwood siding outside and redwood, Douglas fir and birch inside. The high-rise hotels which he built were wood framed with some steel beams. Russell used materials like stucco and brick to give these massive buildings a welcoming aesthetic. The hotels had store fronts on the first floor and hotel rooms on the upper levels with heights ranging from two to seven stories.

Over the course of his career, Thomas Russell worked as a prominent and accomplished building contractor and was responsible for the construction of many quality works in the City. His most notable works are found throughout his career. Details on his Spanish Eclectic projects include ornate window headers, cavity under the sill, undulating ornament on window dividers, specific attic vents, waterproofing and recessed flashing details on parapet walls and porches.

In the present case, aside from the Spanish Revival style of the 484 Prospect Street building, the structure features no physical elements typically associated with the construction techniques of Thomas Russell. For example, the building lacks ornate window headers and sill cavities, undulating ornament on window dividers, specific attic vents, waterproofing and recessed flashing details on parapet walls and porches. Further, the Property has been modified and altered as documented above.

Given the documented modifications and alterations to the Property, it does not retain a sufficient overall level of original integrity to qualify under Criterion 3 (Design/Construction). In particular, the building does not reflect the original structure



built by Russell, nor in its current appearance, does it represent his work. Consequently, the Property is not representative of Russell's work as an important, creative individual.

#### Possessing High Artistic Values

The 484 Prospect Street building does not qualify under California Register Criterion 3: Design/Construction as a structure which possesses high artistic values. The Property does not articulate a particular concept of design to the extent that an aesthetic ideal is expressed.

#### Criterion 4: Information Potential

*Properties may be eligible under Criterion 4 if they have yielded, or may be likely to yield, information important in prehistory or history.*

The 484 Prospect Street building does not qualify under California Register Criterion 4: Information Potential as the Property has not yielded, and is not likely to yield, information important in terms of history or prehistory.

#### Application of San Diego Historical Resources Board (HRB) Heritage Structure Eligibility Findings

The proposed project involves the interior remodel of the Property in order to convert the existing residence to hospitality use (20-room boutique hotel). The proposed change in use will utilize a Special Use Permit under the La Jolla Planned District Ordinance (LJPDO) to deviate from the base zone for the benefit of building maintenance with acknowledgement that the site will not be historically designated as a historical resource. The project will require a Process Three review.

Heritage Structures" are defined as "any building or structure which is found by the City of San Diego Historical Resources Board to be worthy of preservation."<sup>1</sup> These structures are not subject to the Land Development Code, Historical Resources Regulations (SDMC, Chapter 14, Article 3, Division 4) since they are not listed as one of the "historical resources" which are subject to such regulation.<sup>2</sup> To the contrary, Heritage Structures are subject to the provisions of the LJPDO<sup>3</sup> and apply to properties within the boundaries of the La Jolla community planning area<sup>4</sup> for the purpose of requiring development and redevelopment "in a manner that retains and enhances the economic, historical, architectural, educational, civic, social, cultural and aesthetic values, and the overall quality of life within the community."<sup>5</sup>

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<sup>1</sup> SDMC §159.0110(o).

<sup>2</sup> SDMC §143.0210(a). "Historical Resources" are defined as "a designated historical resource, historical building, historical structure, historical object, important archaeological site, historical district, historical landscape, or traditional cultural property." SDMC §113.0103.

<sup>3</sup> SDMC, Chapter 15, Article 9.

<sup>4</sup> SDMC §159.0102.

<sup>5</sup> SDMC §159.0101(a).

Under the LJPDO, a permit application for the “*change of use* of any building or structure in any portion of the La Jolla Planned District” must be obtained “in compliance with the provisions of the La Jolla Planned District.”<sup>6</sup> In fact, an application for a Special Use Permit is required for Heritage Structures and includes unique designation procedures and use and development exemptions which are distinct from those detailed in the Historical Resources Regulations.

Under the LJPDO, an application for a Special Use Permit (SUP) may be approved, conditionally approved, or denied by a Hearing Officer in accordance with Process Three, with the decision subject to appeal to the Planning Commission.<sup>7</sup> Such a permit is required for “Heritage Structure Preservation and Re-use” and is exempt from certain use and development regulations of the LJPDO including permitted uses and density requirements; standard parking requirements; and landscaping, planting, and vegetation standards.<sup>8</sup>

The designation process for Heritage Structures is codified in SDMC §159.0211(b) accordingly:

“Any Heritage structure in Zones 1, 2, 3, 4 and 5 only, proposed for preservation and re-use not inconsistent with the Land Use and Density requirements of the La Jolla Planned District Ordinance, shall comply with all of the following standards:

(1) The structure shall be evaluated by the Historical Resources Board which shall make a finding that the structure is worthy of preservation if one or more of the following appropriate findings can be made that:

(A) The structure is part of a historical event or personage in the development of the region.

(B) The structure is architecturally significant in that it exemplifies a specific architect, architectural style, or period of development.

(C) The structure is architecturally unique and worthy of preservation.

(D) The structure is an integral part of a neighborhood development style, and an important “part of the scene” of urban development.

(2) The project site and structure’s rehabilitation proposals shall be reviewed by the Historical Resources Board for consistency with the building’s and project site’s design and historical conservation elements.”

The Property is located within the boundaries of the LJPDO (Zone 5). The Project proposes the preservation and re-use of the resource in a manner consistent with the requirements of

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<sup>6</sup> SDMC §159.0201(a). Italics added.

<sup>7</sup> SDMC §159.0210(a).

<sup>8</sup> SDMC §159.0211(3)(A-C).

the LJPDO. Further, the Property is “worthy of preservation” based upon the following findings:

SDMC §159.0211(b)(1)(A)

*The structure is part of a historical event or personage in the development of the region.*

Historical research indicates that the 484 Prospect Street building was a direct and integral part of La Jolla’s early medical industry development from the mid-1920s through the late 1970s. The establishment of La Jolla’s medical community is a significant event reflected in the collective construction of Scripps Memorial Hospital, Scripps Clinic, and the Property. These buildings were erected adjacent to one another within the 400 block of Prospect Street between 1924-1928, as part of one related medical complex. Further, as a structure which was built and commissioned directly by Ms. Ellen Browning Scripps, a historically significant philanthropist, the Property also reflects and illustrates the impact of her contributions to La Jolla’s development and benefit to the community. The Property, therefore, meets this finding under SDMC §159.0211(b)(1)(A).

SDMC §159.0211(b)(1)(D)

*The structure is an integral part of a neighborhood development style, and an important “part of the scene” of urban development.*

Historical research indicates that the 484 Prospect Street building was a direct and integral part of La Jolla’s early medical industry development from the mid-1920s through the late 1970s. The establishment of La Jolla’s early medical community is reflected in the collective construction of Scripps Memorial Hospital, Scripps Clinic, and the Property. These Spanish Revival (Eclectic) style buildings were erected adjacent to one another within the 400 block of Prospect Street between 1924-1928, as part of one related medical complex. These buildings, including the Property, were integral to the development of the Spanish Revival style within this La Jolla neighborhood, and have been maintained in a manner consistent with their original style over the years. The buildings, including the Property, which are geographically located in La Jolla’s “cultural heart,” have always been regarded as an important “part of the scene” of La Jolla’s urban development.

In addition to the Property, Scripps Memorial Hospital, and Scripps Clinic, several other buildings located in the vicinity of Prospect Street, Cuvier Street, and Draper Avenue, also contribute to the broader cultural center of La Jolla, established by Ms. Ellen Browning Scripps over the years. Collectively, these buildings are important structures which reflect La Jolla’s ecclesiastical, progressive, recreational development in an urban, coastal setting. These structures, include, but are not necessarily limited to:

(1) St. James by-the-Sea Episcopal Church (743 Prospect Street)

Although not a designated historical resource, the St. James by-the-Sea Episcopal Church was constructed in a “Spanish Colonial” style in 1907, on property owned by Ms. Ellen Browning Scripps. Prior to this, church services were held in the “Wisteria Cottage,”

located at 780 Prospect Street (HRB Site #166), which was owned by Ms. Virginia Scripps (Ellen's sister). In 1928, Ellen Scripps retained the services of architect Louis Gill to design a bell tower, built next to the Church, in honor of her sister.

(2) La Jolla Woman's Club (715 Silverado Street)—HRB Site #79

The La Jolla Woman's Club was designated by the City of San Diego in March 1973 and listed on the National Register of Historic Places in November 1974. Conceived as a "Women's Club House" by Ellen Browning Scripps upon property which she acquired for this sole purpose, architect Irving J. Gill was retained to design the Mission Revival ("California Mission") style structure. Built in 1914, it has been deemed to be "of such outstanding interest and importance in the field of Architectural History," and important to the City of San Diego and community of La Jolla in terms of its "location in a central complex of buildings designed as a unit...."

(3) La Jolla Recreation Center (615 Prospect Street)—HRB Site #86

The La Jolla Recreation Center was designated by the City of San Diego in September 1973. Built in 1915 upon land donated by Ellen Browning Scripps, the structure was designed by architect Irving J. Gill in the Mission Revival ("California Mission") style. The structure has long been regarded as "an important part of a community complex designed in the finest style of Irving Gill....Important [not] only for its service and visual contribution to its community but also to architectural historians and to students of architecture."

The Property, therefore, meets this finding under SDMC §159.0211(b)(1)(D).

It is important to note that under the LJPDO, there is no requirement that a property retain a sufficient degree of original integrity. In order for the HRB to determine whether a property merits designation as a Heritage Structure, it must merely be located within the geographic boundaries subject to the LJPDO and determined "worthy of preservation" pursuant to at least one of the four Heritage Structure significance findings detailed above.

## **Findings and Conclusions**

### **Impacts Discussion**

The present study has determined that the 484 Prospect Street building is not historically and/or architecturally significant under local, state, and national significance criteria. However, the Property has been determined eligible for designation as a Heritage Structure under the LJPDO. Because the proposed Project will preserve and re-use the Property in a manner consistent with the requirements of the LJPDO, it will not adversely impact the resource.



## Application of City of San Diego CEQA Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), the determination of potential significance for historic buildings, structures, and objects, and landscapes is based on age, location, context, association with an important person or event, uniqueness, and integrity.

### Age

The 484 Prospect Street building was constructed in 1925. It is approximately 99 years of age.

### Location

The 484 Prospect Street building has remained in its current location since its original construction.

### Context

The physical environment surrounding the 484 Prospect Street building has substantially changed to the extent that its original context has also been altered.

### Association–Event

Historical research failed to reveal any historically important event(s) at the local, state, or national levels ever having been associated with the 484 Prospect Street building.

### Association–Person

The 484 Prospect Street building is directly associated with its original owner, Ellen Browning Scripps. Scripps was responsible for the construction of the Property in 1925 and is regarded as a historically significant individual due to her philanthropic contributions to the La Jolla community.

### Uniqueness–Architecture

The Property was designed and constructed in the Spanish Revival style. This architectural style is not considered unique.

### Uniqueness–Use

The Property was originally designed and constructed as a nurses' home in conjunction with Scripps Memorial Hospital. Today, the structure serves as a single-family residence. Single-family residential use is not unique.

### Structural Integrity

The 484 Prospect Street building appears to be structurally sound and possesses a sufficient degree of structural integrity.

### Application of CEQA

#### Public Resources Code

CEQA Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of a historical resource is a project that may have a significant effect on the environment. Public Resources Code Section §5020.1(q) defines “substantial adverse change” as demolition, destruction, relocation or alteration such that the significance of the historical resource would be impaired. According to Public Resources Code Section §5024.1, a historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources. A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria: 1) is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage; 2) is associated with the lives of persons important in our past; 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4) has yielded, or may likely yield information important in prehistory or history. In addition, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources; a resource that is included in a local register of historical resources; or is identified as significant in an historical resource survey if that survey meets specified criteria.

#### a) Event Association:

The 484 Prospect Street building does not qualify under event association as a resource which is associated with events that have made a significant contribution to the broad patterns of California’s history and cultural heritage. Historical research indicates that the building was never associated with any event or events that have made a significant contribution to California’s history and cultural heritage.

#### b) Individual Association:

The 484 Prospect Street building has been identified and associated with Ellen Browning Scripps. While Scripps is regarded as a historically significant individual due to her philanthropic contributions to the La Jolla community, none of her achievements occurred at the Property.

c) Design/Construction:

The 484 Prospect Street building does not embody the distinctive characteristics of a type, period, or method of construction; does not represent the work of an important creative individual; or possesses high artistic values.

d) Information Potential:

The 484 Prospect Street building does not qualify under information potential as a resource which has yielded, or may likely yield, information important in prehistory or history.

As a resource which is not historically or architecturally significant under local, state, or national register criteria, the 484 Prospect Street building is not eligible for listing in the California Register of Historical Resources, the California Historic Resources Inventory, the National Register of Historic Places, or the San Diego Historical Resources Board Register.

CEQA Guidelines

According to CEQA Guidelines §15064.5(a)(3), a lead agency can find a resource historic if it has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record.

The 484 Prospect Street building has been determined not to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The Property, therefore, does not qualify as a historical resource under CEQA Guidelines §15064.5(a)(3).

The present study has determined that the Property is not historically and/or architecturally significant under local, state, and national significance criteria. However, the Property has been determined eligible for designation as a Heritage Structure under the LJPDO. Because the proposed Project will preserve and re-use the Property in a manner consistent with the requirements of the LJPDO, it will not adversely impact the resource, nor cause a substantial adverse change in the significance of a historical resource or have a significant effect on the environment.

Mitigation Measures

Since the Proposed project will not cause a substantial adverse change in the significance of a historical resource, no mitigation measures are required.

## Conclusion

The Property is defined as Lots 48-50, Block 17, within the La Jolla Park subdivision, Assessor's Parcel Number 350-300-28-00. It is owned by the Spielman Family Trust. The Property largely consists of a three-story with basement, Spanish Revival style, single-family residence with approximately 16,683 total square feet of living space. The structure was designed by an unknown architect and/or designer and built for original owner, Ellen Browning Scripps, by contractor Thomas M. Russell in 1925 as a "Nurses Home Building" in conjunction with the former, adjacent Scripps Memorial Hospital. Subsequently, the building was modified and altered to serve several different commercial uses. Around 2012, the structure was converted into its present single-family residential use. Today, the home appears to be in good condition.

Historical research indicates that the Property is not eligible for historical designation at the local, state, or national register levels. However, the Property has been determined to be eligible for designation at the local level as a "Heritage Structure" under the City of San Diego Municipal Code, La Jolla Planned District Ordinance (LJPDO) on the basis of its association with Ellen Browning Scripps, a historically significant individual, and its role in the early development of the La Jolla medical industry from the mid-1920s through the late 1970s.

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[www.historicaerials.com](http://www.historicaerials.com).

**APPENDIX A**

**BUILDING DEVELOPMENT INFORMATION**



SAN DIEGO COUNTY ASSESSOR'S BUILDING RECORDS

## RESIDENTIAL BUILDING RECORD

SHEET 1 OF 2 SHEETS

• **NAME**

11/11/2004

www.elsevier.com/locate/jmb

PAGE 10

05-06-98

## DESCRIPTION OF BUILDING

[illegible]

## CONSTRUCTION RECORD

[illegible]

## OF COMPLETION

[illegible]

See Highliger Glass Brown shade

[illegible]



PARCEL# 350-360-28

ADDRESS: 484 PONTIAC ST

PAGE 1 OF 1

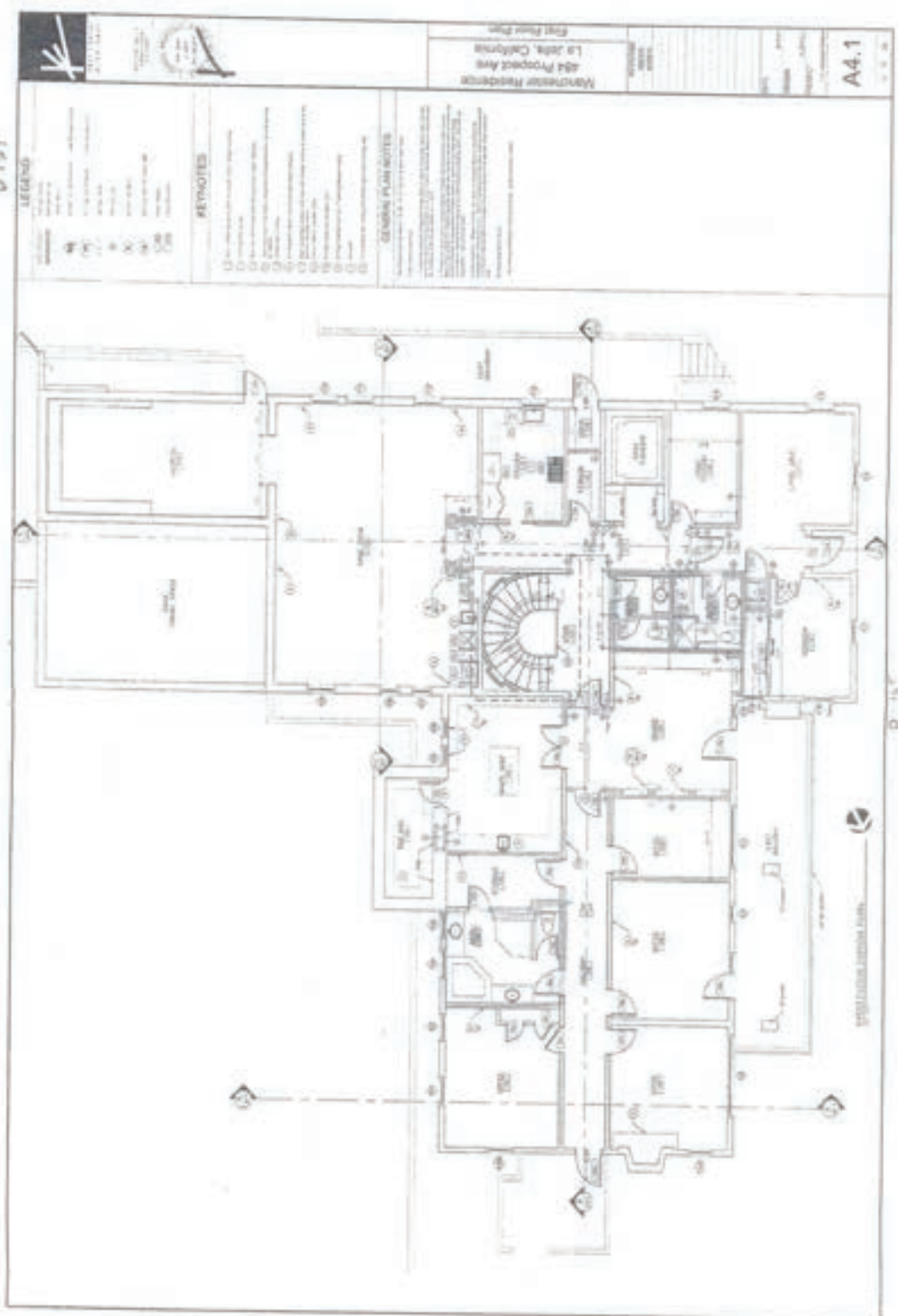
REMODEL Y/N		FLOORS		FLOOR FINISH		INTERIOR FINISH	
YEAR	60	ROOMS	B	1	2	3	CEILING
010.0		Ent Hall	5	X	X	X	Paint
KITCHEN DETAIL		Living					
		Dining					
		Family					
	X	Nat Fin Gabs.					
		Painted Cabs.					
		Bed					
		Bed					
	X	Oven & Plate					
		Dishwasher					
		Breakfast Bar					
BATH DETAIL		Pantry					
		Luminous Ceiling					
		Built-in Lighting					
		Built-in BBQ					
	X	Built-in Rethg.					
	X	Island					
	X	Veg sink/extra					
		Microwave					
		Trash Comp.					
		DrainBO					

FINISH		FIXTURES				SHOWER			SPECIAL FEATURES			
FL No.	FLOOR	WALLS	Wc	Lav	Tub	Type	Grade	ST		OT	GD	Finish
2	1/2		1	1								X Dressing Area
2	1/2		1	1				X		X		X Wet Bar ± Dry
2	1/2		1	1	1			X		X		X Bar Refrig.
2	1/2		1	1				X		X		X Walk-in Closets m/m / B
3	1/2		1	1				X		X		X Built-in Cabinets
3	1/2		1	1	1			X		X		X Intercom
3	1/2		1	1				X		X		X Security System
3	1/2		1	1	1			X		X		Security Gate
3	1/2		1	1	1			X		X		Central Vac.
3	1/2		1	1				X		X		Bidet
3	1/2		1	1	1			X		X		X Elevator 45757
3	1/2		1	2	1			X		X		
PULLMAN'S												
NO.												
LGTH. 3284 / 35500 / TW 1 FIN. GRAD. 07												
04 0022												



4/16

150  
0108-054



proportion correct form

A4.1

Manchester Residence  
484 Prospect Ave  
La Jolla, California  
Fire Alarm Panel

REMARKS

GENERAL PLAN NOTES

LEGEND



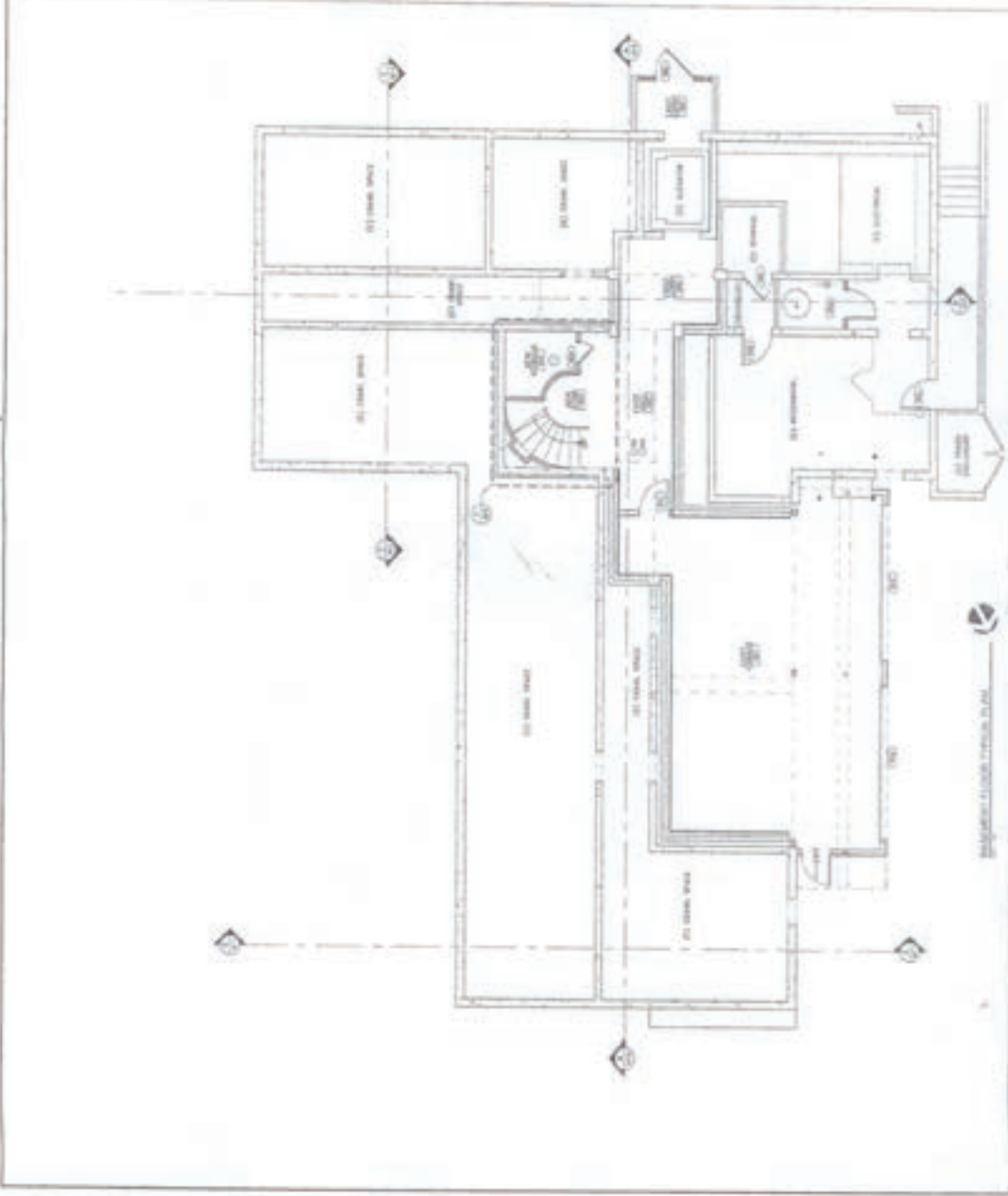


### LEGEND

- $$\| \cdot \|_{\infty} = 35$$

## 531 Contact Area

- 0 12345678910





NOTICE OF COMPLETION

RECORDED ON NOVEMBER 5, 1925

same, in the office of the County Recorder of said San Diego County.

THAT, as such owner of said land, affiant, about the 22nd day of September, 1925, entered into a contract with Charles B. Smith for the erection and construction, upon the land above described, of a certain building, to-wit:

Six Room House

THAT said building has been duly constructed and the same was actually completed on the 5th day of November 1925.

THIS notice is given in pursuance of the provisions of Section 1187, of the Code of Civil Procedure, of this State.

Subscribed and sworn to before me this  
5th day of November, 1925.

Mildred E. Pittman

Notary Public in and for the County of  
San Diego, State of California.

My Commission Expires Aug. 4, 1927.

Recorded at request of Chas B Smith Nov 5 1925 at 7 Min. past 2 o'clock P. M.

Fee \$1.00

COMPARED.

*J. J. Sullivan*  
Notary Public

Charles B. Smith

William F Smith



54809

John H. Perry, County Recorder.

By N. C. Parsons, Deputy.

-----00000-----

#### NOTICE OF COMPLETION OF BUILDING

##### TO WHOM IT MAY CONCERN:

Notice is hereby given that ELLEN B. SCRIPPS is now and was, at the date of the contract hereinafter mentioned, the owner in fee simple of that certain lot or parcel of land situated in the City of San Diego, County of San Diego, State of California, and described as follows:

Lots 48, 49 and 50, of Block 17, La Jolla Park.

That on such owner, on the ninth day of April, 1925 she entered into a contract in writing with Thomas M. Russell, for the construction and erection on said land of a HOUSES HOME BUILDING, and for the furnishing of labor and materials therefor, and that the said ELLEN B. SCRIPPS is the owner of said building and caused the same to be constructed and erected.

That said building was actually completed on the twenty-first day of October, 1925.

San Diego  
California  
Oct. 22, 1925

Subscribed and sworn to before me this  
5th day of November, 1925

John H. Moore

Notary Public in and for said County

Ellen B. Scripps  
Owner

by W.C. Grundall, Agent.



Recorded at request of E. J. Gill Nov 5 1925 at 30 Min. past 1 o'clock P. M.

Fee \$1.00

COMPARED.

*J. J. Sullivan*  
Notary Public

John H. Perry, County Recorder.

By N. C. Parsons, Deputy.

54810

-----0000000000-----

WATER & SEWER CONNECTION RECORDS

NOT LOCATED/NOT AVAILABLE

## 484 Prospect

From: Flores, Yileana (yflores@sandiego.gov)

To: smoomjian68@yahoo.com

Date: Monday, December 9, 2024 at 08:49 AM PST

Hello Scott,

Thank you for your request for records from the City of San Diego's Development Services Department. You requested building permits and water/sewer connecting receipt. **I did not find any water/sewer connection.**

**PLEASE NOTE:** For future records requests, you may now access certain public records information from 2003 to the present on The City of San Diego's website. The system is called **OpenDSD**. The information that can be accessed online are Approvals (Permits), Projects, Invoices, and Code Enforcement Case data. You can access **OpenDSD** by going to the Open DSD website at: <https://www.sandiego.gov/developmentservices/opendsd>.

**Yileana Flores**

Administrative Aide I

City of San Diego

PSCES Division

Development Services Department

Office: (619) 687-5933

[SanDiego.gov/DSD](https://www.sandiego.gov/DSD)



484 Prospect St (A111490-01) .pdf  
94.1kB



484 Prospect St (A111129-01) .pdf  
96.9kB



484 Prospect St (A100932-96) .pdf  
96.9kB



484 Prospect St.pdf  
3.3MB

## BUILDING/CONSTRUCTION PERMITS





City of San Diego  
Permit Services Division  
Development Services Department  
Permit Center • 1222 First Ave. • MS-301  
San Diego, CA 92101  
(619) 236-6270

# Permit Application

1. Permit Type: <input type="checkbox"/> Combination <input checked="" type="checkbox"/> Building <input type="checkbox"/> Mobile Home <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing & Gas <input type="checkbox"/> Mechanical <input type="checkbox"/> Demolition/Relocation/Remove Building <input type="checkbox"/> Signs			
2. Project Address: Include Building or Suite No. <b>484 PROSPECT ST. LA JOLLA</b>			Plan File No. For City Use Only <b>A100932-96</b>
Lot No. <b>484</b>	Block No. <b>17</b>	Subdivision Name <b>LA JOLLA PARK</b>	Unit No. <b>352</b>
Parcel No. <b>350-300-20</b>	Parcel Map No.	Assessor's Parcel No. <b>350-300-20</b>	
Existing Use <b>OFFICE</b>		Condition of Soil at Site: <input type="checkbox"/> Undisturbed <input type="checkbox"/> Compact Fill <input type="checkbox"/> Loose Fill	
Description of Work <b>NEW ACCESSIBLE TRAILWAYS @ 3RD FLOOR. NEW FRAMING, PARTITION, LIGHT @ 3RD FLOOR.</b>			Total Floor Area
3. Developer Name <b>JAMES ALCON &amp; ASSOC.</b>		Address <b>7757 GIRARD AVE</b>	
City <b>LA JOLLA</b>	State <b>CA</b>	Zip Code <b>92037</b>	Telephone <b>619-459-0805</b>
4. Applicant Name Please check one <input type="checkbox"/> Contractor <input type="checkbox"/> Agent for Contractor <input type="checkbox"/> Owner <input checked="" type="checkbox"/> Agent for Owner <b>JAMES ALCON &amp; ASSOC.</b>			
Address <b>7757 GIRARD AVE LA JOLLA</b>		City <b>CA</b>	Zip Code <b>92037</b>
5. Property Owner Name Please check one <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Lessee or Tenant <b>KENNETH C. SMITH</b>			
Address <b>484 PROSPECT ST. LA JOLLA</b>		City <b>CA</b>	Zip Code <b>92037</b>
6. Contractor Name <b>GEMINI CONSTRUCTION</b>			
Address <b>1527 DRAPER AVE LA JOLLA</b>		City <b>CA</b>	Zip Code <b>92037</b>
State License No. <b>393909</b>	License Class <b>B</b>	City Business Tax No. <b>79057518</b>	
Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.			
Signature <b>Jon Hoffel</b>		Title <b>PRESIDENT</b>	Date <b>2-21-96</b>
7. Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations:			
<input type="checkbox"/> a. I have and will maintain a certificate of coverage to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.			
<input checked="" type="checkbox"/> b. I have and will maintain workers' compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Insurance Company <b>STATE FUND</b> Policy No. <b>046-96-0005385</b> Expiration Date <b>1/1/97</b>			
(This section need not be completed if the permit is for one hundred dollars (\$100) or less)			
<input type="checkbox"/> c. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with these provisions.			
Signature <b>Jon Hoffel</b>		Date <b>2-21-96</b>	
Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation damages as provided for in Section 3706 of the Labor Code, interest, and attorney's fees.			
8. Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason [Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty not more than five hundred dollars (\$500):			
<input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale [Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.]			
<input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project [Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law.]			
<input type="checkbox"/> I am exempt under Section _____ S.B.C. for this reason:			
Signature		Date	
9. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued [Sec. 3287, Civ. C.].			
Lender's Name		Lender's Address	
10. Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Workers' Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Workers' Compensation Law, this permit shall be deemed revoked.			
Signature <b>K. M. P. S. II</b>		Date <b>2/22/96</b>	

This information is available in alternative formats for persons with disabilities.  
To request this information in alternative format, call (619) 236-7703 or (619) 236-5979 (TDD)





City of San Diego  
Permit Services Division  
Development Services Department  
Permit Center • 1222 First Ave. • MS-301  
San Diego, CA 92101  
(619) 236-6270

Permit

Application

247-1684 #10K

1. Permit Type: ☒ Building ☐ Mobile Home ☐ Electrical ☐ Plumbing & Gas ☐ Mechanical ☐ Demolition/Relocation/Remove Building ☐ Signs

2. Project Address: Include Building or Suite No. **484 PROSPECT ST. LA JOLLA 92037** Plan File No. For City Use Only **A100932-96**

Lot No. **484** Block No. **17** Subdivision Name **LA JOLLA PARK** Unit No. **352** Map No. **352**

Parcel No. **350.300.20** Assessor's Parcel No. **350.300.20**

Existing Use **OFFICE** Condition of Soil at Site: ☐ Undisturbed ☐ Compact Fill ☐ Loose Fill

Description of Work **REMODEL OFFICE, ADD HANDICAP ACCESS TO LET RM.** Total Floor Area

3. Designer Name **JAMES ALCON & ASSOC.** Address **7757 GIRARD AVE.**

City **LA JOLLA** State **CA** Zip Code **92037** Telephone **619.459.0805** License Number

4. Applicant Name Please check one ☐ Contractor ☐ Agent for Contractor ☐ Owner ☒ Agent for Owner

**JAMES ALCON & ASSOC.** City **LA JOLLA** State **CA** Zip Code **92037** Telephone **619.459.0805**

5. Property Owner/Leasee/Tenant Name Please check one ☒ Owner ☐ Lessee or Tenant

**KENNETH C. SMITH** City **LA JOLLA** State **CA** Zip Code **92037** Telephone **619.459.0805**

6. Contractor Name **GEMINI CONSTRUCTION** City **LA JOLLA** State **CA** Zip Code **92037** Telephone **619.459.2391**

State License No. **323909** License Class **B** City Business Tax No. **79057518**

Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature **SEC. VP.** Date **2-9-96**

7. Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations:

☐ a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ b. I have and will maintain workers' compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Insurance Company **STATE FUND** Policy No. **046.96.0005385** Expiration Date **1.1.97**

(This section need not be completed if the permit is for alterations of less than \$100,000.)

☐ c. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 3700 of the Labor Code, I shall forthwith comply with those provisions.

Signature **SEC. VP.** Date **2-9-96**

Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 3726 of the Labor Code, interest, and attorney's fees.

8. Owner/Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500):

☐ I, as owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law)

☐ I am exempt under Section **B & P C.** for the reason:

Signature \_\_\_\_\_ Date \_\_\_\_\_

9. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087, Civ. C):

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

10. Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Workers' Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Workers' Compensation Law, this permit shall be deemed revoked.

Signature **Kenneth C. Smith** Date **9-FEB-96**

This information is available in alternative formats for persons with disabilities.

To request this information in alternative format, call (619) 236-7703 or (619) 236-5979 (TDD)

DS-3032 (Rev. 1-95)





City of San Diego  
Permit Services Division  
Development Services Department  
Permit Center • 1222 First Ave. • MS-301  
San Diego, CA 92101  
(619) 236-6270

# Permit Application

B201040-96

1. Permit Type: <input type="checkbox"/> Combination <input type="checkbox"/> Building <input type="checkbox"/> Mobile Home <input type="checkbox"/> Electrical <input type="checkbox"/> Plumbing & Gas <input type="checkbox"/> Mechanical <input type="checkbox"/> Demolition/Relocation/Remove Building <input type="checkbox"/> Signs			
2. Project Address: Include Building or Suite No. <b>484 PROSPECT ST. LA JOLLA</b>		Plan File No. For City Use Only <b>A100932-96</b>	
Lot No. <b>48, 49, 50</b>	Block No. <b>11</b>	Subdivision Name <b>LA JOLLA PARK</b>	Unit No. <b>352</b>
Parcel No.	Parcel Map No.	Assessor's Parcel No. <b>350.300.20</b>	
Existing Use <b>OFFICE</b>		Condition of Soil at Site: <input type="checkbox"/> Undisturbed <input type="checkbox"/> Compact Fill <input type="checkbox"/> Loose Fill	
Description of Work: <b>ADD NEW WINDOW @ RM 301, REMOVE PORTION OF BRICK WALL, INSTALL NEW ALUMINUM &amp; STAINLESS STEEL DOOR</b>		Total Floor Area	
3. Designer Name: <b>JAMES ALCOCK &amp; ASSOC.</b>		Address: <b>7757 GIRARD AVE.</b>	
City: <b>LA JOLLA</b>	State: <b>CA</b>	Zip Code: <b>92037</b>	Telephone: <b>(619) 459-8825</b>
4. Applicant Name: Please check one <input type="checkbox"/> Contractor <input checked="" type="checkbox"/> Agent for Contractor <input type="checkbox"/> Owner <input type="checkbox"/> Agent for Owner		License Number: <b>C4394</b>	
Name: <b>LANCE DICKES, JAMES ALCOCK &amp; ASSOC.</b>		Address: <b>7757 GIRARD AVE.</b>	
City: <b>LA JOLLA</b>	State: <b>CA</b>	Zip Code: <b>92037</b>	Telephone: <b>(619) 459-8825</b>
5. Property Owner Name: Please check one <input type="checkbox"/> Owner <input type="checkbox"/> Lessee or Tenant		Name: <b>KENNETH C. SMITH</b>	
Address: <b>484 PROSPECT ST.</b>		City: <b>LA JOLLA</b>	State: <b>CA</b>
6. Contractor Name: <b>GEMINI CONSTRUCTION</b>		Zip Code: <b>92037</b>	Telephone: <b>(619) 459-8886</b>
Address: <b>7527 DRAPER AVE.</b>		City: <b>LA JOLLA</b>	State: <b>CA</b>
State License No: <b>383909</b>		License Class:	City Business Tax No. <b>(619) 459-2391</b>
Licensed Contractor's Declaration: I hereby certify that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect. Signature: <i>[Signature]</i> Title: <b>AGENT FOR CONTRACTOR</b> Date: <b>5 APRIL 96</b>			
7. Workers' Compensation Declaration: I hereby certify under penalty of perjury one of the following declarations: <input type="checkbox"/> a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 5700 of the Labor Code, for the performance of the work for which this permit is issued. <input type="checkbox"/> b. I have and will maintain workers' compensation, as required by Section 5700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: Insurance Company: _____ Policy No. <b>096.96.0005385</b> Expiration Date <b>1.1.97</b> (This section need not be completed if the permit is for one hundred dollars (\$100) or less.) <input type="checkbox"/> c. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Law of California, and agree that if I should become subject to the workers' compensation provisions of Section 5700 of the Labor Code, I shall forthwith comply with those provisions. Signature: <i>[Signature]</i> Date: <b>5 APRIL 96</b> Warning: Failure to secure workers' compensation coverage is unlawful, and shall subject an employer to criminal penalties and civil fines up to one hundred thousand dollars (\$100,000), in addition to the cost of compensation, damages as provided for in Section 5700 of the Labor Code, interest, and attorney's fees.			
8. Owner-Builder Declaration: I hereby certify that I am exempt from the Contractor's License Law for the following reason (Sec. 7001.5, Business and Professions Code: Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7001.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than two hundred dollars (\$200)). <input type="checkbox"/> I, as owner of the property, or my employees with regard to their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work with himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale). <input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code: The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law). <input type="checkbox"/> I am exempt under Section _____ B & P.C. for the reason: Signature: _____ Date: _____			
9. Construction Lending Agency: I hereby certify that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 2007, Civ. C.). Lender's Name: _____ Lender's Address: _____			
10. Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-restricted property for inspection purposes. If, after making the Certificate of Exemption from the Workers' Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Workers' Compensation Law, this permit shall be deemed revoked. Signature: <i>[Signature]</i> Date: <b>5 APRIL 96</b>			

This information is available in alternative formats for persons with disabilities.  
To request this information in alternative format, call (619) 236-7703 or (800) 735-2929 (TT)  
DS-3032 (1-88)



City of San Diego  
Planning and Development Review  
1222 First Ave. • MS-301  
San Diego, CA 92101-4154  
(619) 448-9000

# Permit Application

Yes City or San Diego

1. Permit Type: ☐ Combination ☐ Building ☐ Mobile Home ☐ Electrical ☐ Plumbing & Gas ☐ Mechanical ☐ Conditional/Refuse/Flammable Building ☐ Signs

2. Project Address: Include Building or Suite No.

484 PROSPECT (STREET) LA JOLLA, CA 92037

Plan No. For City Use Only

A111129-01

Lot No.

Block No.

Subdivision Name

Unit No.

Parcel No.

Parcel Map No.

Assessor's Parcel No.

Existing Use

RESIDENTIAL

Condition of Soil at Site: ☒ Undisturbed ☐ Compact Fill ☐ Loose Fill

Description of Work

ALTERATION / TL

Total Floor Area

15,000 sq

3. Designer name

JAMES ALCORN & ASSOC.

Address

7757 GIRARD AVE.

City

LA JOLLA

State

CA

Zip Code

92037

Telephone

350-359-0805

4. Applicant Name Please check one: ☐ Contractor ☐ Agent for Contractor ☐ Owner ☒ Agent for Owner

Address

SAME

City

State

Zip Code

Telephone

5. Property Owner/Leaseholder Name Please check one: ☒ Owner ☐ Lessee or Tenant

Address

ANNE & KEN SMITH

City

484 PROSPECT ST.

State

CA

Zip Code

92037

Telephone

459-8886

6. Contractor Name

JEMINIE CONSTRUCTION

Address

City

State

Zip Code

Telephone

State License No.

License Class

City Business Tax No.

Licensed Contractor's Declaration: I hereby declare that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and am duly bonded in full force and effect.

Signature

Title

AGENT

Date

10.15.01

7. Workers' Compensation Declaration: I hereby declare under penalty of perjury that I am the owner of the business for which this permit is issued. I have and will maintain a certificate of workers' compensation as provided by Section 2600 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:

Insurance Company

STATE FUND

Policy No.

04601

Expiration Date

01.01.02

(This section need not be completed if the permit is for an exempted business or work.)

☒ I certify that in the performance of the work for which this permit is issued, I shall employ my workers in any manner so as to secure compliance with the Workers' Compensation laws of the State, and agree that if I should become subject to the provisions of Section 2600 of the Labor Code, I shall fulfill my obligations under the law.

Signature

Date

10.15.01

Warning: Failure to secure properly completed records is a criminal offense under Section 2600 of the Labor Code, and may result in a fine of up to \$10,000 and/or imprisonment for up to 1 year.

8. Owner/Builder Declaration: I hereby declare that I am exempt from the Contractor's License Law for the following reason: I am a city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the contractor to be licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7000 of the Business and Professions Code is a misdemeanor.

☐ I, as owner of the property, or my employee with regard to this city exemption, will do the work and the structure is not intended or offered for sale. (This exemption is not available for a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the contractor to be licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7000 of the Business and Professions Code is a misdemeanor.)

☐ I, as owner of the property, am exclusively contracting with licensed contractors to construct the project. (This exemption is not available for a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the contractor to be licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7000 of the Business and Professions Code is a misdemeanor.)

☐ I am exempt under Section 7000 of the Business and Professions Code for the reason:

Signature

Date

9. Construction Lending Agency: I hereby declare that I am a construction lending agency for the performance of the work for which this permit is issued.

Lender's Name

Lender's Address

10. Applicant's Signature: I certify that I have read this application and agree that the above information is correct, and that I am the owner of the city or county for which this permit is issued. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the property for such purposes, and further agree to the provisions of the City of San Diego's Ordinance No. 100,000, which requires the contractor to be licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of the Business and Professions Code) or that he is exempt therefrom, and the basis for the alleged exemption. Any violation of Section 7000 of the Business and Professions Code is a misdemeanor.

Signature

Date

10.15.01

This information is available in alternative format for persons with disabilities. To request information in alternative format, call (619) 448-9000 or (619) 795-3000 (TDD).

04-0000 (11-00)







7-10-12 PERMIT SET (Full Set)

Manchester Residence  
Remodel  
484 Prospect Avenue  
La Jolla, California 92037

FLOOR AREA ANALYSIS

Room	Area (sq. ft.)	Volume (cu. ft.)
1st Floor	1,415.0	14,150.0
2nd Floor	1,415.0	14,150.0
Basement	1,415.0	14,150.0
Total	4,245.0	42,450.0

ALLOWABLE AREA ANALYSIS

Room	Area (sq. ft.)	Volume (cu. ft.)
1st Floor	1,415.0	14,150.0
2nd Floor	1,415.0	14,150.0
Basement	1,415.0	14,150.0
Total	4,245.0	42,450.0



PROJECT DIRECTORY

PROJECT DIRECTORY

Project Name	Project Number	Project Description
Manchester Residence Remodel	7-10-12	Remodel of 484 Prospect Avenue, La Jolla, California 92037

PROJECT INFORMATION

PROJECT INFORMATION

Project Name: Manchester Residence Remodel  
Project Number: 7-10-12  
Project Description: Remodel of 484 Prospect Avenue, La Jolla, California 92037

BUILDING CODE DATA

BUILDING CODE DATA

Per California Building Code

Building Code: 2010 California Building Code  
Building Code Edition: 2010  
Building Code Jurisdiction: California

STORMWATER QUALITY NOTES

STORMWATER QUALITY NOTES

1. The stormwater quality management plan (SWQMP) shall be implemented in accordance with the requirements of the California Building Code (CBC) and the local jurisdiction's SWQMP.

2. The SWQMP shall include measures to prevent sediment, silt, and other debris from entering the stormwater system.

3. The SWQMP shall include measures to prevent oil, grease, and other pollutants from entering the stormwater system.

4. The SWQMP shall include measures to prevent the discharge of any hazardous materials into the stormwater system.

5. The SWQMP shall include measures to prevent the discharge of any other pollutants into the stormwater system.

6. The SWQMP shall include measures to prevent the discharge of any other pollutants into the stormwater system.

7. The SWQMP shall include measures to prevent the discharge of any other pollutants into the stormwater system.

8. The SWQMP shall include measures to prevent the discharge of any other pollutants into the stormwater system.

9. The SWQMP shall include measures to prevent the discharge of any other pollutants into the stormwater system.

10. The SWQMP shall include measures to prevent the discharge of any other pollutants into the stormwater system.



FIRE DEPARTMENT NOTES

FIRE DEPARTMENT NOTES

1. The fire department shall be notified of any fire hazards or other safety concerns during the construction process.

2. The fire department shall be notified of any fire hazards or other safety concerns during the construction process.

3. The fire department shall be notified of any fire hazards or other safety concerns during the construction process.

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9. The fire department shall be notified of any fire hazards or other safety concerns during the construction process.

10. The fire department shall be notified of any fire hazards or other safety concerns during the construction process.

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS

1. The deferred submittals shall be submitted to the local jurisdiction for review and approval.

2. The deferred submittals shall be submitted to the local jurisdiction for review and approval.

3. The deferred submittals shall be submitted to the local jurisdiction for review and approval.

4. The deferred submittals shall be submitted to the local jurisdiction for review and approval.

5. The deferred submittals shall be submitted to the local jurisdiction for review and approval.

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7. The deferred submittals shall be submitted to the local jurisdiction for review and approval.

8. The deferred submittals shall be submitted to the local jurisdiction for review and approval.

9. The deferred submittals shall be submitted to the local jurisdiction for review and approval.

10. The deferred submittals shall be submitted to the local jurisdiction for review and approval.

Manchester Residence  
484 Prospect Ave  
La Jolla, California  
Title Sheet

DATE: 7-10-12  
DRAWN BY: [Signature]  
PROJECT: 7-10-12  
A0.0

7-10-12

SHEET INDEX

Sheet Number	Sheet Description
7-10-12	7-10-12

# Manchester Residence Remodel

484 Prospect Avenue  
La Jolla, California 92037

## SCOPE OF WORK

1. Interior removal of 16,683 square feet of existing basement, first, second and third floors.
2. Change of occupancy from EIR's to R2 only.
3. Change of building type from Type V-A to Type V-B, fully sprinkled.
4. Existing electrical service to remain, install new sub-panels at each floor.
5. Existing water and sewer connections to remain, install new sewer line at each floor.
6. Existing boiler equipment in basement to remain, install new fan coil units at each floor.
7. All windows and doors to be replaced with new.
8. Roof to be re-roofed with new built-up roofing material.
9. Structural work to include new beams and shear walls, see structural drawings.

## PROJECT DIRECTORY

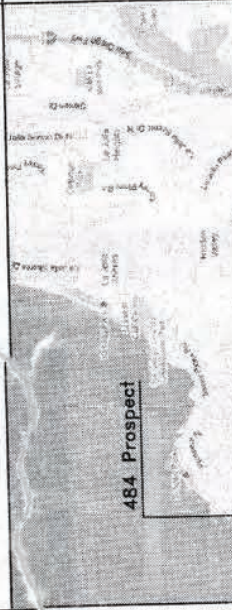
### OWNER:

Manchester Financial Group  
One Market Place, 33rd Floor  
San Diego, CA 92101-7714

### ARCHITECT:

Costin Architects Incorporated  
4135 South Torrey Dr.  
La Mesa, CA 91941  
Contact: Kent Costin  
T: (619) 518-8071  
F: (619) 713-2239

## VICINITY MAP



## FLOOR AREA ANALYSIS

FLOORS	Interior Space	Ext Balcony/Terrace	TOTAL
(E) Basement	2,103 sf	0 sf	2,103 sf
(E) First Floor	4,970 sf	384 sf	5,354 sf
(E) Second Floor	5,410 sf	582 sf	6,092 sf
(E) Third Floor	1,721 sf	1,721 sf	5,921 sf
<b>Total</b>	<b>16,683 sf</b>	<b>2,787 sf</b>	<b>19,470 sf</b>

Unlimited floor area allowed

LOT AND BLOCK BOOK PAGE

NOT REQUIRED

PREVIOUS HISTORICAL RESOURCE SURVEY FORMS

PROPERTY NOT PREVIOUSLY SURVEYED

## **APPENDIX B**

### **OWNERSHIP AND OCCUPANT INFORMATION**



CHAIN OF TITLE

PREPARED BY CALIFORNIA LOT BOOK, INC.

# Property Detail Report

484 Prospect St, La Jolla, CA 92037-4711

APN: 350-300-28-00

San Diego County Data as of: 11/06/2024

## Owner Information

Owner Name:	Spielman Family Trust	For Sale:	\$12,800,000
Vesting:		Occupancy:	Owner Occupied
Mailing Address:	484 Prospect St, La Jolla, CA 92037-4711		

## Location Information

Legal Description:	Blk 17 Lot 50 Doc96-31692 In Alley Cld&In Lots 48 Thru Tr 000352	County:	San Diego, CA
APN:	350-300-28-00	Alternate APN:	
Munic / Twnshp:	City Of San Diego	Census Tract / Block:	008200 / 2002
Subdivision:	La Jolla Park Resub	Legal Lot / Block:	50, 48 / 17
Neighborhood:	Northwestern San D...	Legal Book / Page:	350 / 30
Elementary School:	La Jolla Elementar...	School District:	San Diego Unified School District
Latitude:	32.8433	Middle School:	Muirlands Middle S...
		High School:	La Jolla High Scho...
		Longitude:	-117.27881

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	03/03/2020 / 03/06/2020	Price:	\$9,800,000	Transfer Doc #:	2020.118480
Buyer Name:	Spielman Family Trust	Seller Name:	484 Prospect Investors LLC	Deed Type:	Grant Deed

## Last Market Sale

Sale / Rec Date:	03/03/2020 / 03/06/2020	Sale Price / Type:	\$9,800,000 / Full Value	Deed Type:	Grant Deed
Multi / Split Sale:		Price / Sq. Ft.:	\$587	New Construction:	
1st Mtg Amt / Type:	\$7,840,000 /	1st Mtg Rate / Type:	4.0 / Unknown	1st Mtg Doc #:	2020.118481
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2020.118480
Seller Name:	484 Prospect Investors LLC				
Lender:	Bank of America			Title Company:	California Title C...

## Prior Sale Information

Sale / Rec Date:	12/18/2015 / 12/18/2015	Sale Price / Type:	\$9,000,000 / Full Value	Prior Deed Type:	Grant Deed
1st Mtg Amt / Type:	\$6,000,000 / Private Party	1st Mtg Rate / Type:		Prior Sale Doc #:	2015.648799
Prior Lender:					

## Property Characteristics

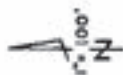
Gross Living Area:	16,683 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	2000 / 2000
Living Area:	16,683 Sq. Ft.	Bedrooms:	6	Stories:	
Total Adj. Area:		Baths (F / H):	11 /	Parking Type:	Garage
Above Grade:	16,683 Sq. Ft.	Pool:		Garage #:	4
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

## Site Information

Land Use:	SFR	Lot Area:	15,560 Sq. Ft.	Zoning:	10
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	111 - Single Family Residence	Usable Lot:		Res / Comm Units:	
Site Influence:	Type Unknown	Acres:	0.357	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06073C1584H	Flood Map Date:	12/20/2019
Community Name:	San Diego, City Of	Flood Panel #:	1584H	Inside SFHA:	False

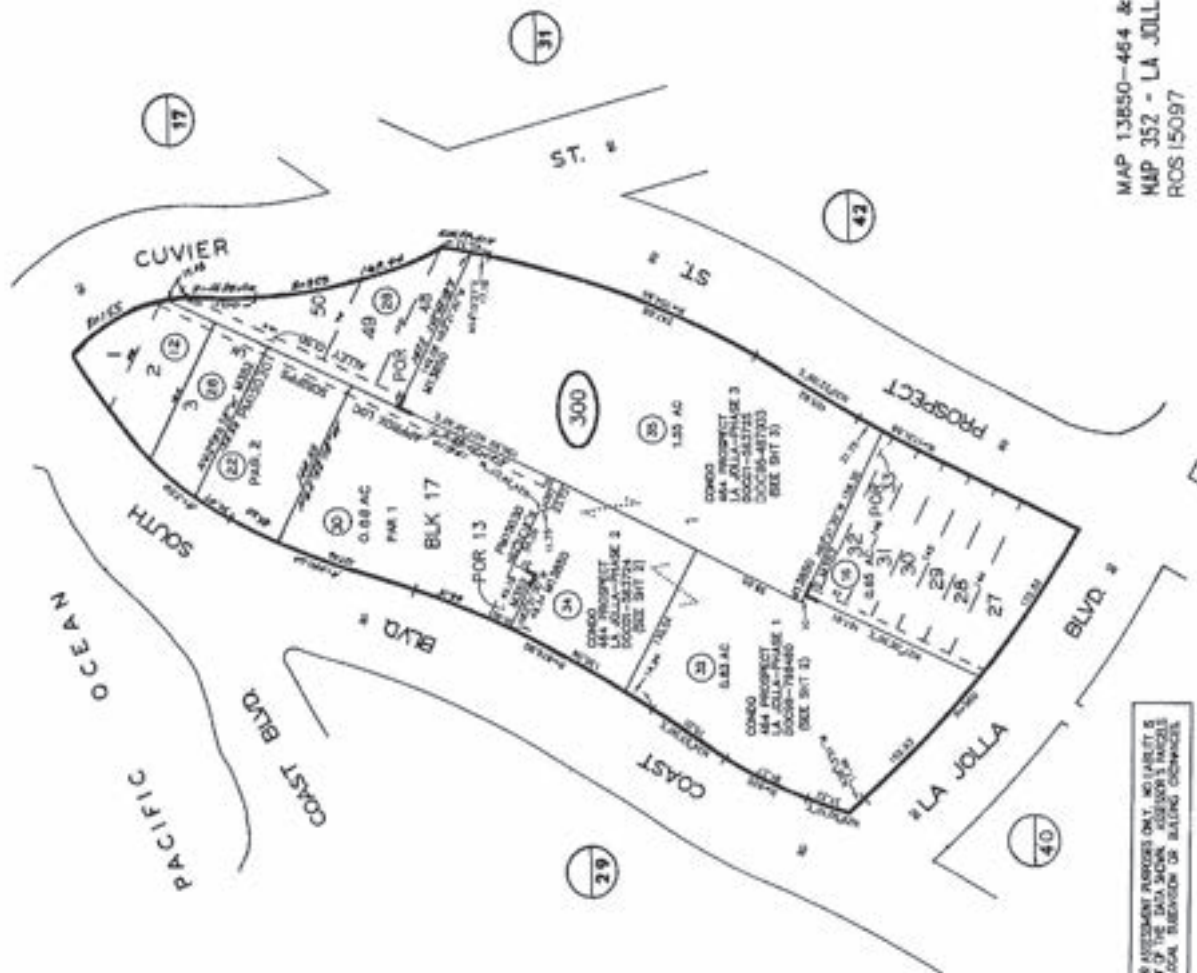
## Tax Information

Assessed Year:	2024	Assessed Value:	\$10,507,578	Market Total Value:	
Tax Year:	2024	Land Value:	\$5,361,009	Market Land Value:	
Tax Area:	08-001	Improvement Value:	\$5,146,569	Market Imprv Value:	
Property Tax:	\$130,656.76	Improved %:	48.98%	Market Imprv %:	
Exemption:	Homestead	Delinquent Year:			

350-30  
SHT 1 OF 3

10/23/2006 SM

CHANGES	
BLK OLD NEW	OUT
4-6	1/8 1/2 12 65
500	17 1/2 20 60 77 27
	10/19 01/22 01/24/03
11-21	23 00 74 15
11	34 155 17 12 35
24 125	26 76 24 08
25 130	10 10 14 15 47
26 137 28	36 10 07 56
27 143	10 65 30 14 07
27 14 26	30 50 121
28	10 33 02 503
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100	10 33 02 503



MAP 13850-464 & 476 PROSPECT STREET-LA JOLLA  
 MAP 352 - LA JOLLA PARK  
 ROS 15097

THIS MAP WAS PREPARED FOR ASSIGNMENT PURPOSES ONLY. NO LIABILITY IS  
 ASSUMED FOR THE ACCURACY OF THE DATA. THE USER OF THIS MAP  
 MAY NOT COPY, REPRODUCE, OR TRANSMIT ANY INFORMATION CONTAINED  
 HEREIN WITHOUT THE WRITTEN PERMISSION OF THE PREPARED BY.

SAN DIEGO COUNTY  
 ASSessor's MAP  
 BOOK 350 PAGE 30

**California Lot Book, Inc.**  
***dba California Title Search Co.***  
P.O. Box 9004  
Rancho Santa Fe, CA 92067  
(858) 278-8797 Fax (858) 278-8393  
[WWW.LOTBOOK.COM](http://WWW.LOTBOOK.COM)

## **Chain of Title Report**

Scott Moomjian  
5173 Waring Rd., #145  
San Diego, CA 92120

CTS Reference No.: 1124318

**Title Search Through:** November 12, 2024

**Property Address:** 484 Prospect Street  
La Jolla, CA 92037

**Assessor's Parcel No.:** 350-300-28-00

**Assessed Value:** \$10,507,578

**Exemption:** Homeowners

### **Property Characteristics**

**Use:** SFR

**Improvements:** 16,683 square feet

### **Short Legal Description**

LOTS 48 TO 50, INCLUSIVE, IN BLOCK 17 OF LA JOLLA PARK, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 352, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 22, 1887, AS FURTHER DESCRIBED IN A DOCUMENT RECORDED MARCH 6, 2020, AS INSTRUMENT NO. 2020-0118480.



**California Lot Book, Inc., dba California Title Search Co.**  
**CTS Reference No.: 1124318**

**Chain of Title**  
**(August 8, 1923 through November 12, 2024)**

**1. Grant Deed**

Grantor: Bessie H. Twaddle  
Grantee: Ada K. Gillispie  
Recorded: August 8, 1923, No. 28908, Deed Book 946, Page 303

**2. Grant Deed**

Grantor: Ada K. Gillispie and S. T. Gillispie  
Grantee: Ellen B. Scripps  
Recorded: May 1, 1924, No. 19470, Deed Book 991, Page 498

**3. Notice of Completion of Building**

Recorded: November 5, 1925, No. 54810, Miscellaneous Book 72,  
Page 438

**4. Grant Deed**

Grantor: Ellen B. Scripps  
Grantee: Scripps Memorial Hospital  
Recorded: December 29, 1925, No. 65093, Deed Book 1152, Page 219

**5. Grant Deed**

Grantor: Scripps Memorial Hospital  
Grantee: Scripps Clinic and Research Foundation  
Recorded: January 22, 1960, Records File No. 14006

**6. Corporation Grant Deed**

Grantor: Scripps Clinic and Research Foundation  
Grantee: Nu-West Development Corporation of Arizona  
Recorded: November 2, 1978, Records File No. 78-476478

**Please be advised that this is not Title Insurance. The information provided herein  
reflects matters of public record which impart constructive notice in accordance  
with California Insurance Code 12340.10**

7. Corporation Grant Deed

Grantor: Nu-West Development Corporation of Arizona  
Grantee: Village Green, Ltd.  
Recorded: November 2, 1978, Records File No. 78-476481

8. Grant Deed

Grantor: Village Green, Ltd.  
Grantee: Regency Associates, Ltd.  
Recorded: May 10, 1982, Records File No. 82-137911

9. Grant Deed

Grantor: Village Green, Ltd.  
Grantee: Regency Associates, Ltd.  
Recorded: November 2, 1983, Records File No. 83-397397  
Re-Recorded: December 19, 1983, Records File No. 83-461527

10. Partnership Grant Deed

Grantor: Regency Properties, L.P., successor in interest by merger to  
Regency Associates, Ltd.  
Grantee: Kenneth C. Smith and Ann H. Smith  
Recorded: January 23, 1996, Records File No. 1996-0031692

11. Grant Deed

Grantor: Kenneth C. Smith and Ann H. Smith  
Grantee: Scripps Investments and Loans, Inc.  
Recorded: June 3, 2004, Records File No. 2004-0520532

12. Quitclaim Deed

Grantor: Scripps Investments and Loans, Inc.  
Grantee: SILI, Inc.  
Recorded: December 28, 2005, Records File No. 2005-1112025

13. Trustee's Deed

Grantor: Asset Foreclosure Services, Inc.  
Grantee: Comerica Bank  
Recorded: June 14, 2010, Records File No. 2010-0295470

**Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10**

14. Grant Deed

Grantor: Comerica Bank  
Grantee: Manchester 484 Prospect, LLC  
Recorded: March 2, 2011, Records File No. 2011-0114305

15. Grant Deed

Grantor: Manchester 484 Prospect, LLC  
Grantee: 484 Prospect Investors, LLC  
Recorded: December 18, 2015, Records File No. 2015-0648799

16. Grant Deed

Grantor: 484 Prospect Investors, LLC  
Grantee: Charles H. Spielman and Amy Spielman, Trustees  
Recorded: March 6, 2020, Records File No. 2020-0118480

– End of Report –

\*\*\*\*\*

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

\*\*\*\*\*

## CITY DIRECTORY LISTING OF OCCUPANTS



SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS  
484 PROSPECT STREET, LA JOLLA

<u>Year(s)</u>	<u>Name(s)</u>	<u>Occupation(s), If Listed/Noted</u>
1925-1931	No Listings	
1932	No Directory Available	
1933	No Listing	
1934	No Directory Available	
1935	No Listing	
1936	No Directory Available	
1937	No Listing	
1938-1943	Jessie A. Horn	
1944-1945	Scripps Nurses Home	
1946	No Directory Available	
1947-1948	Scripps Memorial Hospital Nurses Home	
1949	No Directory Available	
1950-1958	Scripps Memorial Hospital Nurses Home	
1959-1987	No Listings	
1988-1989	La Jolla Cosmetic Surgery Centre	
1990-1992	La Jolla Cosmetic Surgery Centre	
	Kern Eye Institute	
1993-1995	La Jolla Cosmetic Surgery Centre	

1996-1997	Smith Advertising
1998-2008	No Listings
2009	No Directory Available
2010	No Listing
2011	No Directory Available
2012	No Listing
2013-2014	No Directories Available
2015-2021	No Listings

COPY OF DEED FROM THE DATE OF CONSTRUCTION

to me that they executed the same.

Witness my hand and Official Seal, the day and year in this certificate first above written.



A. Laurie Brasee

Notary Public in and for said County and State.

Recorded at request of Union Title Insurance Co. (Whelan) May 1 1924 at 9 o'clock A.M.

John H. Ferry, County Recorder

By E.O. Parsons, Deputy

19467. Fee \$1.00

COMMISSIONER

*B. H. Parsons*  
COUNTY CLERK

5/1/1924 No. 19470  
Deed Book 991, Page 498

-----00000-----

We, Ada K. Gillispie and S.T. Gillispie, wife and husband

Grant to EILEEN B. SCRIPPS

All that Real Property situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

Lots forty-eight (48), Forty-nine (49), and Fifty (50) in Block Seventeen (17) of La Jolla Park, in the City of San Diego, County of San Diego, State of California, according to map thereof No. 352, filed in the office of the County Recorder of said San Diego County, March 27th, 1907;

Witness our hands this 27th day of July, A.D., 1923.

Signed and Executed in presence of

Ada K. Gillispie

S.T. Gillispie

STATE OF CALIFORNIA, }  
County of San Diego. } ss.

On this 27th day of July, in the year, 1923, before me, Elden McFarland, a Notary Public in and for the said County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared Ada K. Gillispie and S.T. Gillispie, wife and husband, personally known to me to be the persons whose names are subscribed to the within instrument, and they duly acknowledged to me that they executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my official seal at my office in the county of San Diego, the day and year in this certificate first above written.



Elden McFarland

Notary Public in and for the County of San Diego, State of California.

Recorded at request of Union Title Insurance Co. (Whelan) May 1 1924 at 9 o'clock A.M.

John H. Ferry, County Recorder

By E.O. Parsons, Deputy

19470. Fee \$ .60

COMMISSIONER

*B. H. Parsons*  
COUNTY CLERK

-----00000000-----

We, PAUL A. WHEELERS and ANNIE F. WHEELERS, husband and wife

For and in consideration of the sum of TEN (\$10.00) DOLLARS,

DO HEREBY GRANT TO SARAH M. BENT, a spinster

ALL THAT REAL PROPERTY situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

Lots Three (3) and Four (4) in Block Forty-six (46) of City Heights, according to map thereof No. 1007, filed in the office of the County Recorder of said San Diego County



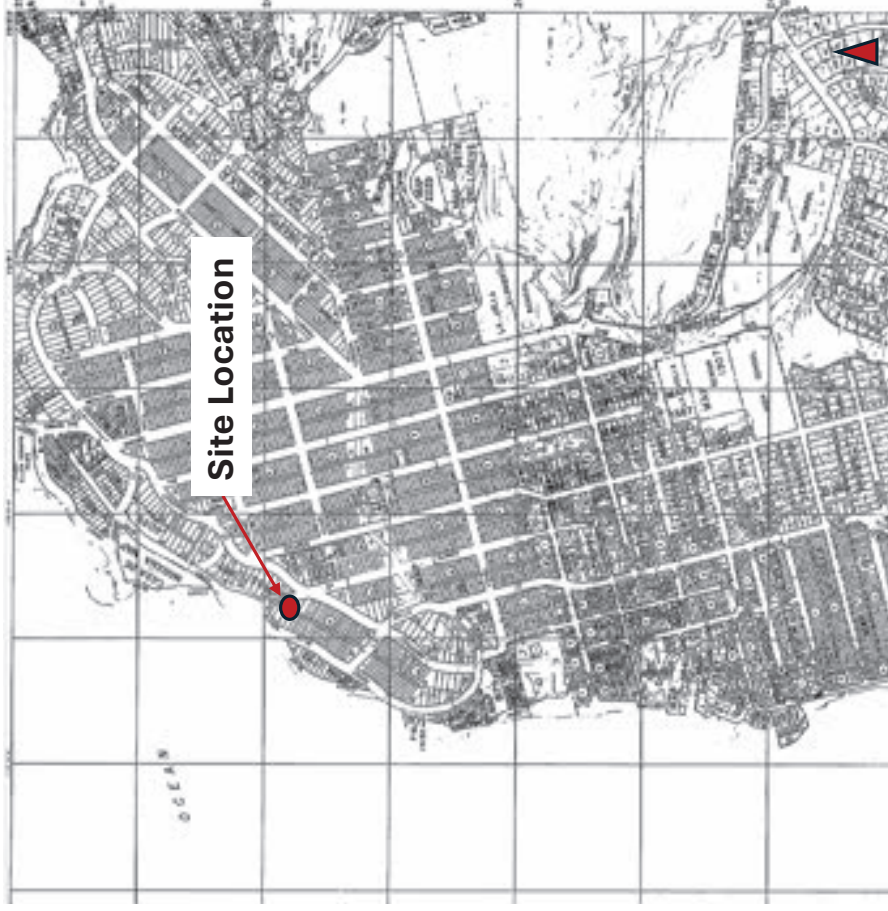
## **APPENDIX C**

### **MAPS**

CITY OF SAN DIEGO

800:1 SCALE ENGINEERING MAP

**City Of San Diego  
800:1 Scale Engineering Map**



U.S.G.S. LA JOLLA QUADRANGLE MAP



# U.S.G.S. Quadrangle Map La Jolla



ORIGINAL SUBDIVISION MAP

LA JOLLA PARK

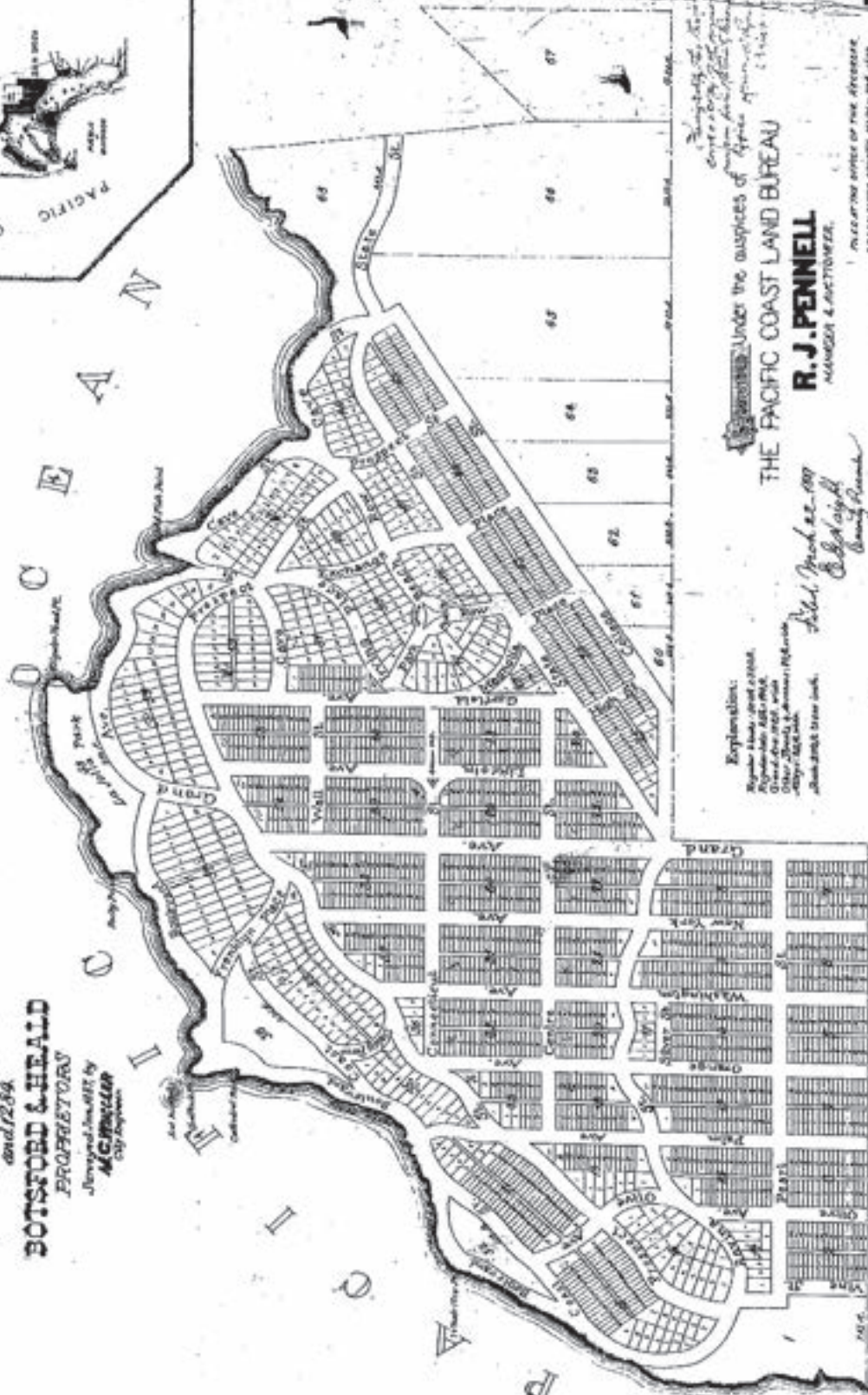
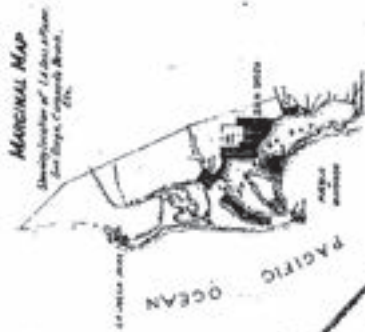
# MAP 352

## LA JOLLA PARK SAN DIEGO CO. CALIFORNIA.

A subdivision of Pueblo Lot 1252 and a  
portion of Pueblo Lots 1253  
and 1254.

**BOTSFORD & HEALD**  
PROPRIETORS

Surveyed and mapped by  
**MCMILLAN**  
City Engineer



Explanation:  
Number shows lot area.  
Figure shows lot area.  
Circle shows lot area.  
Star shows lot area.  
Triangle shows lot area.

Under the auspices of  
**THE PACIFIC COAST LAND BUREAU**

**R. J. PENNELL**  
MANAGER & ARCHITECT

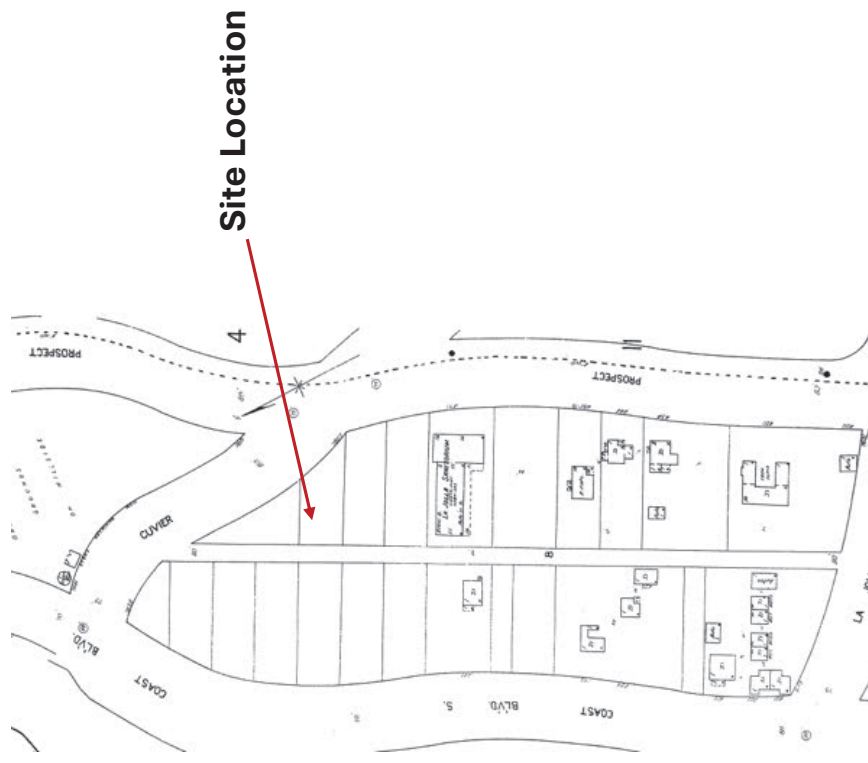
Filed March 22, 1907  
C. J. Smith  
C. J. Smith

RECORDING OFFICE OF THE ARCHITECT  
AT SAN DIEGO COUNTY ARCHITECT

SANBORN FIRE INSURANCE MAPS

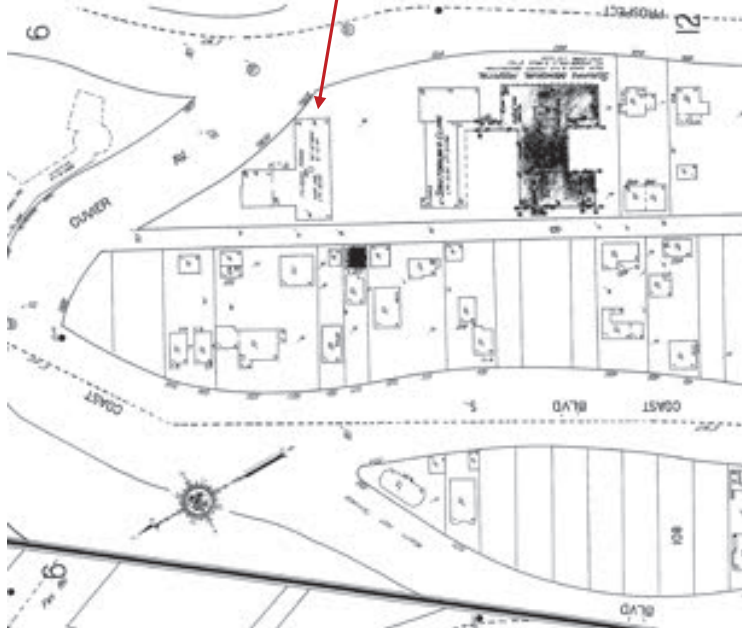
OCTOBER 1921, MAY 1926, JULY 1949

# Sanborn Fire Insurance Map October 1921

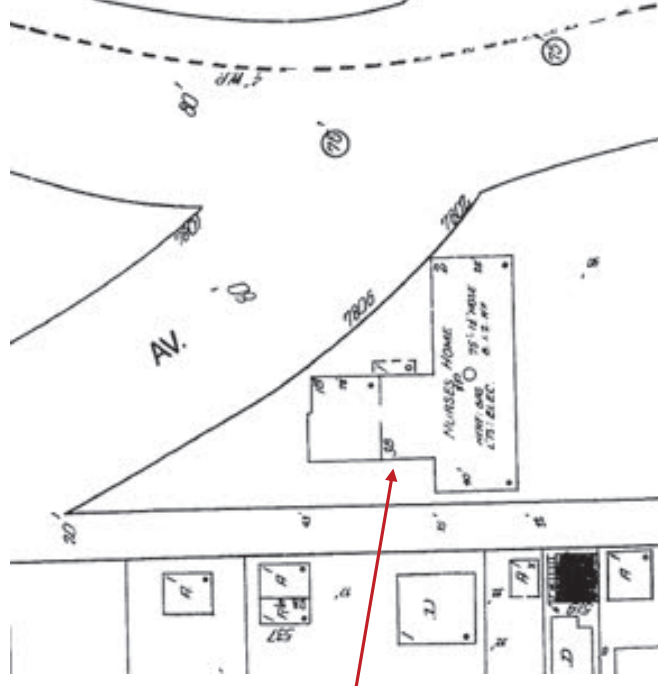




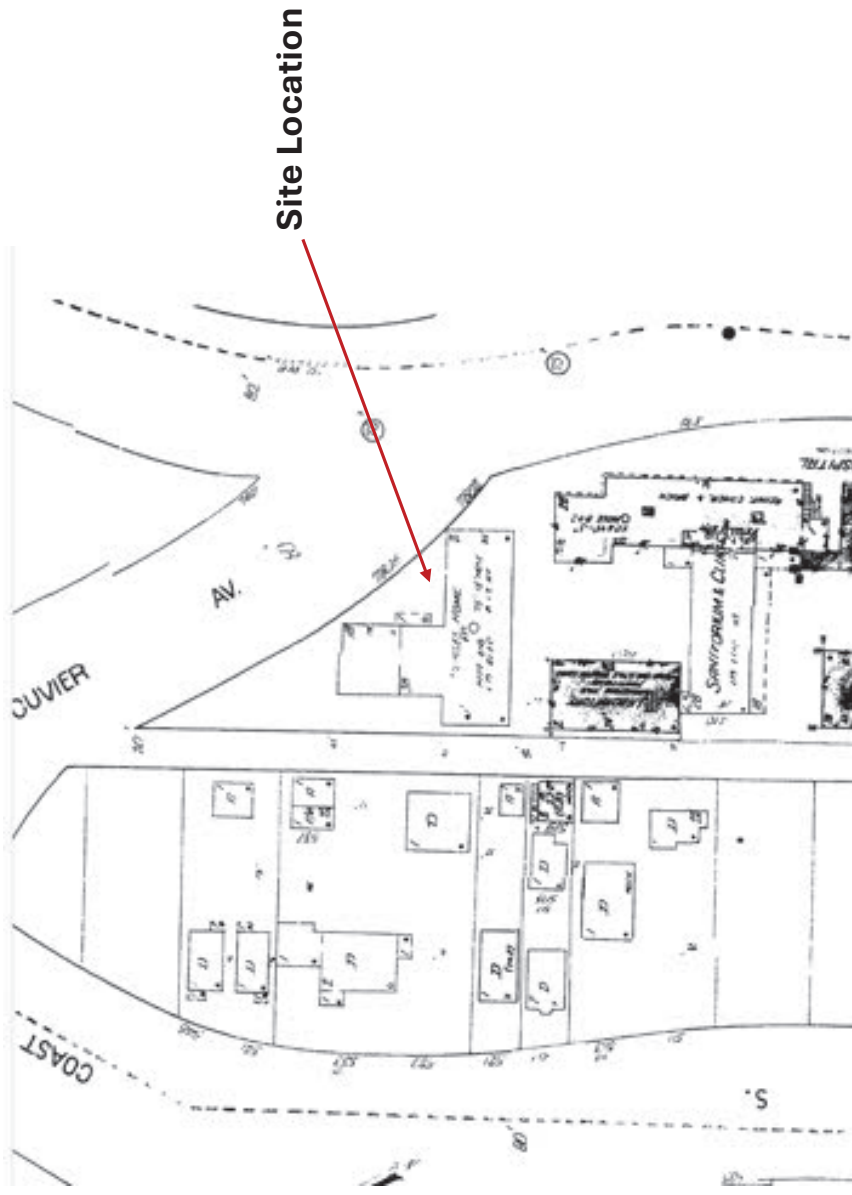
Sanborn Fire Insurance Map  
May 1926



Site  
Location



# Sanborn Fire Insurance Map July 1949



## **APPENDIX D**

### **DPR FORMS**

State of California — The  
Resources Agency  
DEPARTMENT OF PARKS  
AND RECREATION

**PRIMARY RECORD**

Primary #: \_\_\_\_\_

HRI #: \_\_\_\_\_

Trinomial: \_\_\_\_\_

NRHP Status Code: 6Z

Other Listings: \_\_\_\_\_

Review Code: \_\_\_\_\_ Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_

Page 1 of 3

**Resource Name or #: 484 Prospect Street**

P1. Other Identifier:

P2. **Location:** ☐ Not for Publication ☒ Unrestricted

a. **County:** San Diego and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. **USGS 7.5' Quad:** La Jolla Date: 2021

c. **Address:** 484 Prospect Street City: La Jolla Zip: 92037

d. **UTM:**

e. **Other Locational Data** (e.g., parcel #, directions to resource, elevation, etc., as appropriate):  
Lots 48-50, Block 17, La Jolla Park, APN 350-300-28-00

**P3a. Description:**

The Property largely consists of a three-story over basement, generally "T"-shaped Spanish Revival style single-family residence. Originally built as a nurses' home in conjunction with Scripps Memorial Hospital, the structure was converted into its current single-family use in 2012. Of standard wood-frame construction, the residence is set on a concrete foundation with a stucco exterior; low-pitched mansard roof with modest eave overhang and red, Mission tiles; and a variety of wood windows, including multi-paned arched, rectangular, and square casement varieties. The home also includes six bedrooms, eleven bathrooms, entry hall, living room, dining room, family room, lounge, sitting room, library, offices, game and exercise rooms, laundry room, and kitchen. Overall, the structure appears to be in good condition.

P3b. **Resource Attributes** (List attributes and codes): HP2—Single Family Property

P4. **Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing



P5b. Description of Photo:

P6. **Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both

1925

Notice of Completion

P7. **Owner and Address:**

Spielman Family Trust

484 Prospect Street

La Jolla, CA 92037

P8. **Recorded by:**

Scott A. Moomjian, Esq.

5173 Waring Road, #145

San Diego, CA 92120

P9. **Date Recorded:** Revised March 2025

P10. **Survey Type** (Describe):

Intensive

P11. **Report Citation:** Historical Resource Technical Report For The 484 Prospect Street Building, La Jolla, California 92037

**Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The  
Resources Agency  
DEPARTMENT OF PARKS AND  
RECREATION  
**BUILDING, STRUCTURE,  
AND OBJECT RECORD**

Primary #: \_\_\_\_\_  
Trinomial: \_\_\_\_\_

NRHP Status Code: 6Z

Page 2 of 3

Resource Name or #: 484 Prospect Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Residential (Multiple Family Property)

B4. Present Use: Residential (Single Family Residential)

B5. Architectural Style: Spanish Revival

**B6. Construction History:** Building constructed as a “nurses’ home” in 1925. The Property was modified and altered over the years to serve several different residential and commercial uses. In 1960, the building was converted into commercial use (office space) and later converted into single-family use in 2012. Modifications and alterations to the building include the construction of a connecting passageway to Scripps Memorial Hospital along the south elevation (1960); the addition of a projecting porch along the southeast elevation (1960); numerous interior improvements (1996, 2001, 2012); the removal of all original wood windows and doors and replacement with new wood varieties (2012); the addition of wood and glass front door, flanking sidelights, and wood paneling (date unknown); the addition of a projecting balcony along the west elevation (2012); the addition of a projecting garage (with balcony above) along the west elevation (2012); and the construction of a new terrace, shade structure, and railing atop the roof along the north elevation wing (2012). Further, the structure was re-stuccoed, however, this work occurred in a manner consistent and compatible with the original stucco texture.

B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

B8. Related Features: 464 & 476 Prospect Street (former Scripps Memorial Hospital & Clinic)

B9a. Architect: Louis John Gill

b. Builder: Thomas McLain Russell

B10. Significance: Theme: Heritage Structure Area: La Jolla  
Period of Significance: 1925 Property Type: Residential

Applicable Criteria: SDMC§159.0211(b)(1)(A) &  
§159.0211(b)(1)(D)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Property is defined as Lots 48-50, Block 17, within the La Jolla Park subdivision, Assessor’s Parcel Number 350-300-28-00. It is owned by the Spielman Family Trust. The Property largely consists of a three-story with basement, Spanish Revival style, single-family residence with approximately 16,683 total square feet of living space. The structure was designed by an unknown architect and/or designer and built for original owner, Ellen Browning Scripps, by contractor Thomas M. Russell in 1925 as a “Nurses Home Building” in conjunction with the former, adjacent Scripps Memorial Hospital. Subsequently, the building was modified and altered to serve several different commercial uses. Around 2012, the structure was converted into its present single-family residential use. Today, the home appears to be in good condition.

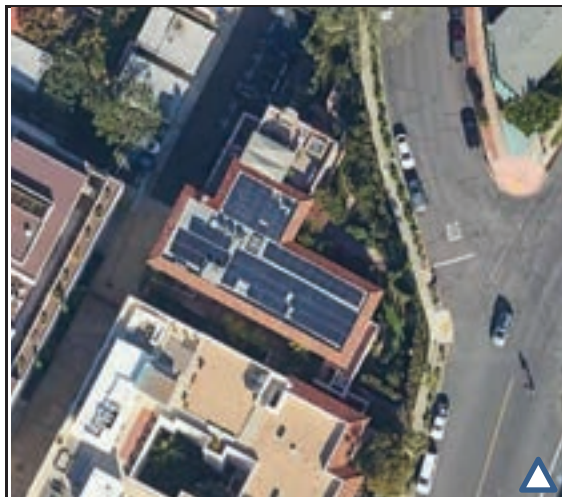
B11. Additional Resource Attributes: (List attributes and codes)

B12. References: Moomjian, Scott A., *Historical Resource Technical Report For The 484 Prospect Street Building, La Jolla, California 92037*, Revised March 2025

B13. Remarks:

B14. Evaluator: Scott A. Moomjian, Esq.

B15. Date of Evaluation: Revised March 2025





State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION  
**CONTINUATION SHEET**

Primary #  
HRI #  
Trinomial

Page 3 of 3 \*Resource Name or # (Assigned by recorder) 484 Prospect Street  
\*Recorded by Scott A. Moomjian, Esq. Date Revised March 2025  
☒ Continuation ☐ Update

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B10. Significance:

Historical research indicates that the Property is not eligible for historical designation at the local, state, or national register levels. However, the Property has been determined to be eligible for designation at the local level as a “Heritage Structure” under the City of San Diego Municipal Code, La Jolla Planned District Ordinance (LJPDO) on the basis of its association with Ellen Browning Scripps, a historically significant individual, and its role in the early development of the La Jolla medical industry from the mid-1920s through the late 1970s.

**APPENDIX E**

**PREPARER'S QUALIFICATIONS**

SCOTT A. MOOMJIAN  
ATTORNEY AT LAW  
5173 WARING ROAD, #145  
SAN DIEGO, CALIFORNIA 92120  
TELEPHONE (619) 230-1770  
FACSIMILE (619) 785-3340  
smoomjian68@yahoo.com

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**Education:**

- \*Bachelor of Arts, History, 1990; University Of California, Davis (With Honors)
- \*Master of Arts, History; 1993; University Of San Diego
- \*Juris Doctor, 1997; California Western School Of Law, ABA/ AALS
  - \*Best Appellate Brief Award, Spring 1996
  - \*American Jurisprudence Award, Environmental Law Seminar, Spring 1997

**Professional Background:**

Between 1990-1995, Mr. Moomjian worked as both an historian and archaeologist in the San Diego area. During this period, he worked as a historian at the University of San Diego, a social studies instructor at two private elementary and secondary schools, and as a historian and archaeologist for a cultural resource management firm. In 1995, while attending law school, Mr. Moomjian became affiliated with the firm of Marie Burke Lia, Attorney at Law. His law school internship was with SANDAG (The San Diego Association of Governments) where complex environmental, land use, energy, transportation, housing, and municipal issues were studied.

For the past twenty-five years, Mr. Moomjian has been extensively involved in the field of land use law, emphasizing historic properties and cultural resources. His experience includes effectuating compliance with Section 106 (36 CFR 800) of the National Historic Preservation Act; the preparation of historic preservation components of environmental impact reports, historical assessment technical reports, and Historic American Building Survey (HABS) documentation, required by the California Environmental Quality Act (CEQA); nominating historic properties to the local, state, and national registers; completing certification application procedures and securing the federal tax incentives with the State Office Of Historic Preservation and National Park Service; obtaining development permits of various types; and representation before municipal bodies such as the San Diego Historical Resources Board, San Diego County Historic Site Board, San

Diego Planning Commission, San Diego City Council, San Diego County Planning Commission and San Diego County Board of Supervisors.

Mr. Moomjian's extensive experience in the field of historic and cultural properties has also included the surveying of historic resources. In this capacity, he has undertaken all aspects of field work, planning, background research, organization and presentation of survey data, and the completion of historic resource inventory forms. Mr. Moomjian has worked as a principal consultant on historic resource surveys focusing on the downtown East Village (Ballpark), North Embarcadero, and Mid-City areas, as well as those in the Barrio Logan community. He has completed Historic Resource Inventory Updates of the East Village Area for the former Centre City Development Corporation (CCDC). In addition, he has worked in the completion of phase studies and the Programmatic Agreement (PA) for the San Diego County Airport Authority's Quieter Home Program (Loma Portal and Uptown Neighborhoods), as well as an Historic Resource Inventory Update for the City of Murrieta and a Historic Resource Inventory for the City of Chula Vista. Finally, he has completed hundreds of historic studies for properties located throughout the San Diego County region.

Mr. Moomjian has served as a historic property consultant to the San Diego Unified Port District, the San Diego County Regional Airport Authority, and the former Centre City Development Corporation (CCDC). He is recognized as a qualified historical consultant by the City and County of San Diego, as well as other local municipalities including Del Mar, Carlsbad, Oceanside, Escondido, Encinitas, Coronado, and La Mesa. His professional qualifications meet, and/or exceed, the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* (1995) in the disciplines of Architectural History, Historical Preservation, and History. From 2007-2019, Mr. Moomjian served on the San Diego County Historic Site Board (HSB).