



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 10, 2025 REPORT NO. HRB-25-041

HEARING DATE: September 25, 2025

SUBJECT: **ITEM #3 – 484 PROSPECT STREET**

OWNER: Spielman Family Trust

APPLICANT: Max Waitt; represented by Scott Moomjian

LOCATION: 484 Prospect Street, La Jolla Community, Council District 1
APN 350-300-2800

DESCRIPTION: Establish the property located at 484 Prospect Street as a Heritage Structure in accordance with the La Jolla Planned District Ordinance

STAFF RECOMMENDATION

Establish the property located at 484 Prospect Street as a Heritage Structure worthy of preservation under San Diego Municipal Code (SDMC) and La Jolla Planned District Ordinance Sections 159.0211(b)(1)(A) and 159.0211(b)(1)(D). This recommendation is based on the following findings:

- §159.0211(b)(1)(A) The structure is worthy of preservation because it is part of a historical event or personage in the development of the region. Specifically, the structure was an integral part of La Jolla's early medical industry development from the mid-1920s through the late 1970s, serving as a nurses' home and as an annex to the Scripps Clinic and Research Foundation. Additionally, the structure was built and commissioned by Ms. Ellen Browning Scripps, a historically significant philanthropist, and reflects the impact of her contributions to La Jolla's development.
- §159.0211(b)(1)(D) The structure is worthy of preservation because it is an integral part of a neighborhood development style, and an important "part of the scene" of urban development. Specifically, the structure is located within La Jolla's "cultural heart" generally located at the intersections of Prospect Street with Cuvier Street and Draper Avenue. Other notable buildings in this area include the Scripps Memorial Hospital, Scripps Clinic, St. James by-the-Sea Episcopal Church, La Jolla Woman's Club and the La Jolla Recreation Center. Collectively, these buildings exhibit a cohesive design aesthetic and served as a cultural hub in the Village of La Jolla.

BACKGROUND

This item is being brought before the Historical Resources Board (HRB) in conjunction with an application for a Special Use Permit (SUP) in the La Jolla Planned District as provided in [San Diego Municipal Code Section 159.0211](#). A SUP may be applied for when a Heritage Structure is being preserved and the proposed re-use is not consistent with the land use and/or density requirements of the La Jolla Planned District Ordinance. Per the La Jolla Planned District Ordinance, a Heritage Structure may be established by the HRB if the Board can make one or more of the following findings:

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

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

Finding C – *The structure is architecturally unique and worthy of preservation.*

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

The Heritage Structure Preservation and Re-Use provisions of the La Jolla Planned District Ordinance is not commonly used and does not appear to have been used for over 25 years. Staff is aware of at least two prior occurrences of buildings within the La Jolla Planned District being established as Heritage Structures by the Historical Resources Board. The Green Dragon Colony Site, located at 1258-1274 Prospect Street, was established as a Heritage Structure by the Board on July 24, 1996 and Cove Cottage, located at 1043 Coast Boulevard South, was established on May 28, 1997. The Cove Cottage was the last structure established as a Heritage Structure by the Historical Resources Board.

Pursuant to the requirements of the La Jolla Planned District Ordinance, should the property be established as a Heritage Structure, the Historical Resources Board will be asked at a future meeting to review the proposed rehabilitation project and make a recommendation to the Hearing Officer on the “project’s consistency with the building’s and project site’s design and historical conservation elements.”

The property was also evaluated for eligibility under San Diego Municipal Code Section 143.0212 for eligibility for designation on the City’s register and was determined to be ineligible due to alterations. Specifically, the 1960 addition of a projecting porch along the Prospect Street elevation created a significant loss of integrity of design, workmanship, feeling, and association as it relates to HRB Criteria C and D. Furthermore, in addition to the modifications, the property was not found to qualify as a “special element” of development under Criterion A and did not have a strong enough association with a historic individual to be significant under Criterion B as established in the [Guidelines for the Application of Historical Resources Board Designation Criteria](#). Further analysis can be found in the Historical Resources Technical Report (Attachment 1). This determination of eligibility under the City’s adopted designation criteria under SDMC Section 143.0212 is separate and distinct from the Heritage Structure provisions of the La Jolla Planned District Ordinance, and ineligibility for designation as a historical resource under the City’s Land Development Code and Historical Resources Guidelines does not preclude the identification of the property as a Heritage Structure under the La Jolla Planned District Ordinance. Additionally, integrity is not required to be evaluated when establishing a Heritage Structure.

ANALYSIS

The property located at 484 Prospect Street is a three-story over basement, Spanish Revival style building constructed in 1925 in the La Jolla Community Planning Area. There are no other buildings and structures present on site. The property is located at the northwest corner of the intersection of Cuvier Avenue and Prospect Street in the Village of La Jolla about a block east of the Pacific Ocean. The surrounding area is mixed-use and the setting includes residential, commercial, institutional and recreational properties. The property is in its original location.

The 484 Prospect Street property was built in 1925 by its original owner, Ellen Browning Scripps, as a "Nurses Home Building" in conjunction with the adjacent Scripps Memorial Hospital and Clinic (HRB #234). The Notice of Completion indicates that the building was recorded at the request of "R.J. Gill" and it is likely that the architect was Louis J. Gill, who had previously worked with Ellen Browning Scripps on other structures. Additionally, the original Spanish Revival style of the building is consistent with Gill's design aesthetic. The building was used by Scripps Memorial Hospital and subsequently the Scripps Clinic and Research Foundation until the 1970s. It was then sold and used by various commercial businesses. In 2012 the building was converted to a single-family residence.

A Historical Resource Research Technical Report was prepared by Scott Moomjian, which concludes that the resource is significant as a Heritage Structure under SDMC Section 159.0211(b)(1)(A) and 159.0211(b)(1)(D) and staff concurs. This analysis is consistent with San Diego Municipal Code section 159.0211 as follows:

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

The 484 Prospect Street property was an integral part of La Jolla's early medical industry development from the mid-1920s through the late 1970s. The building was constructed for use as a residence for nurses in 1925 as part of a medical complex which included the adjacent Scripps Memorial Hospital and Scripps Clinic. Prior to 1916, La Jolla did not have any hospital facilities; however, that year Ada Gillispie established a six-bed hospital at the Kline House on Prospect Street. In 1918 Gillispie made an agreement with Ellen Browning Scripps to finance a new hospital, the La Jolla Sanitarium, which Gillispie would manage. In 1922 Miss Scripps broke her hip and while recuperating in the La Jolla Sanitarium decided that a larger hospital was needed. The fifty-seven-bed Scripps Memorial Hospital designed by Louis Gill opened in September of 1924 with Gillispie as superintendent. In December of that year the newly created Scripps Metabolic Clinic moved into the La Jolla Sanitarium building which had been modified by Louis Gill. The Clinic was distinct from the Hospital and focused on metabolic diseases and research.

Ellen Browning Scripps was an independent, college educated woman who arrived in San Diego in 1890 with her ailing brother. Scripps was previously a teacher and was active in her family's newspaper business. In addition to the Hospital and Clinic, Scripps was the financier for many Progressive causes in the La Jolla area including 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. These educational, scientific and cultural institutions have each contributed to the growth and development of the La Jolla community.

After Scripps death in 1932 both the Hospital and Clinic continued to expand. As the population of La Jolla grew, the Scripps Memorial Hospital became inadequate to support the needs of the community. In the 1960s, the Hospital began to move its facilities to the Torrey Pines Mesa and the Prospect Street location primarily served as the location for the Scripps Clinic and Research Foundation. The 484 Prospect Street building was remodeled and housed the Institute for Cardio-Pulmonary Diseases of Scripps Clinic and Research Foundation and also served as the home of the Clinic Fellowship Training Program. By the 1970s, it was clear that the Scripps Clinic and Research Foundation did not have sufficient space at the Prospect Street location and the institution was relocated to the Torrey Pines Mesa by 1980.

Finding A: The structure is worthy of preservation because it is part of a historical event or personage in the development of the region. Specifically, the structure was an integral part of La Jolla's early medical industry development from the mid-1920s through the late 1970s, serving as a nurses' home and as an annex to the Scripps Clinic and Research Foundation. Additionally, the structure was built and commissioned by Ms. Ellen Browning Scripps, a historically significant philanthropist, and reflects the impact of her contributions to La Jolla's development. Therefore, staff recommends establishment of 484 Prospect Street as a Heritage Structure under SDMC Section 159.0211(b)(1)(A).

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

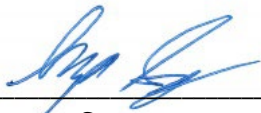
The 484 Prospect Street property was an integral part of the urban development of La Jolla and is an important “part of the scene.” As discussed above, the property was constructed in the 1920s as part of the original Scripps medical complex on Prospect Street and was used for that purpose until the 1970s. These buildings, constructed in a Spanish Revival style, influenced the architectural development of the Village of La Jolla and are a part of La Jolla's “cultural heart” generally located at the intersections of Prospect Street with Cuvier Street and Draper Avenue. Other buildings in the cultural hub include St. James by-the-Sea Episcopal Church, the La Jolla Woman's Club and the La Jolla Recreation Center. These buildings, all financed by Ellen Browning Scripps, display a cohesive design style that contributes to the architectural development of the Village of La Jolla

Finding D: The structure is worthy of preservation because it is an integral part of a neighborhood development style, and an important “part of the scene” of urban development. Specifically, the structure is located within La Jolla's “cultural heart” generally located at the intersections of Prospect Street with Cuvier Street and Draper Avenue. Other notable buildings in this area include the Scripps Memorial Hospital, Scripps Clinic, St. James by-the-Sea Episcopal Church, La Jolla Woman's Club and the La Jolla Recreation Center. Collectively, these buildings exhibit a cohesive design aesthetic and served as a cultural hub in the Village of La Jolla. Therefore, staff recommends establishment of 484 Prospect Street as a Heritage Structure under SDMC Section 159.0211(b)(1)(D).

CONCLUSION

Based on the information submitted, it is recommended that the property located at 484 Prospect Street be established as a Heritage Structure in accordance with sections 159.0211(b)(1)(A) and 159.0211(b)(1)(D) of the San Diego Municipal Code and La Jolla Planned District Ordinance. Establishment of the property as a Heritage Structure will make it eligible for a Special Use Permit to

deviate from the land use and density requirements of the La Jolla Planned District, subject to further project-level review by the Historical Resources Board.



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

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Attachment(s):

1. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON

WHEREAS, the La Jolla Planned District Ordinance codified in San Diego Municipal Code Chapter 15, Article 9 grants the Historical Resources Board with the authority to establish a Heritage Structure in accordance with the provisions of the La Jolla Planned District Ordinance; and

WHEREAS, San Diego Municipal Code Section 159.0110(o) defines a Heritage Structure as “any building or structure which is found by the City of San Diego Historical Resources Board to be worthy of preservation;” and

WHEREAS, San Diego Municipal Code Section 159.0211(b)(1) states that to establish a property as a Heritage Structure, the structure shall be evaluated by the Historical Resources Board which shall make one or more of the following findings that the structure is worthy of preservation: (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; or (D) The structure is an integral part of a neighborhood development style, and an important “part of the scene” of urban development; and

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/25/2025, to consider the establishment of the property (owned by Spielman Family Trust, 484 Prospect Street, La Jolla, CA 92037) located at **484 Prospect Street, La Jolla, CA 92037**, APN: **350-300-2800**, further described as BLK 17 LOT 50 DOC96-31692 IN ALLEY CLSD&IN LOTS 48 THRU in the City of San Diego, County of San Diego, State of California as a Heritage Structure in accordance with the La Jolla Planned District Ordinance; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing and heard public testimony presented at the hearing; and

WHEREAS, the establishment of the property as a Heritage Structure in accordance with the La Jolla Planned District Ordinance will subject the property to all regulations within the La Jolla Planned District Ordinance that are applicable to Heritage Structures;

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its establishment of 484 Prospect Street as a Heritage Structure in accordance with the La Jolla Planned District Ordinance on the following findings:

(1) **The structure is part of a historical event or personage in the development of the region.** The structure is worthy of preservation under San Diego Municipal Code section 159.0211(b)(1)(A) because it is part of a historical event or personage in the development of the region. Specifically, the structure was an integral part of La Jolla's early medical industry development from the mid-1920s through the late 1970s, serving as a nurses' home and as an annex to the Scripps Clinic and Research Foundation. Additionally, the structure was built and commissioned by Ms. Ellen Browning Scripps, a historically significant philanthropist, and reflects the impact of her contributions to La Jolla's development. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the hearing.

(2) **The structure is an integral part of a neighborhood development style, and an important “part of the scene” of urban development.** The structure is worthy of preservation under San Diego Municipal Code section 159.0211(b)(1)(D) because it is an integral part of a neighborhood development style, and an important “part of the scene” of urban development. Specifically, the structure is located within La Jolla's “cultural heart” generally located at the intersections of Prospect Street with Cuvier Street and Draper Avenue. Other notable buildings in this area include the Scripps Memorial Hospital, Scripps Clinic, St. James by-the-Sea Episcopal Church, La Jolla Woman's Club and the La Jolla Recreation Center. Collectively, these buildings exhibit a cohesive design aesthetic and served as a cultural hub in the Village of La Jolla. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the establishment of the above named property as a Heritage Structure in accordance with the La Jolla Planned District Ordinance.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote:

BY: _____
KRISTI BYERS, Chair
Historical Resources Board

APPROVED: HEATHER FERBERT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

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