



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: July 8, 2021 REPORT NO. HRB-21-045

HEARING DATE: July 22, 2021

SUBJECT: **ITEM #5 – The Prospect Center Building**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: The Muse HOA; represented by Urbana Preservation & Planning, LLC

LOCATION: 1020 Prospect Street, La Jolla Community, Council District 1
APNs 350-032-15-01 – 350-032-15-19

DESCRIPTION: Consider the designation of the Prospect Center Building located at 1020 Prospect Street as a historical resource.

STAFF RECOMMENDATION

Designate the Prospect Center Building located at 1020 Prospect Street as a historical resource with a period of significance of 1966 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the International style with Brutalist influences and retains a good level of architectural integrity from its period of significance. Specifically, the resource retains International style features such as a square or rectangular footprint; flat roof; lack of applied ornament; concrete masonry and stucco exterior walls; linear window groupings; lightweight and regular structural system; and strong right angles. The resource retains Brutalist features such as exposed and expressive structural system; monumental massing; angular and rectilinear forms; and exposed concrete as building finish.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The subject resource is now a four-story mixed-use building, with the first floor dedicated to commercial use and floors two through four used as residential condominiums, located over a three-story subterranean garage. The property's primary façade faces southeast toward Prospect Street.

The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the Prospect Center Building, has been identified consistent with the Board's adopted naming policy and reflects the historical name of the building as established by the original owners, the Prospect Center Corporation, who developed the property for commercial use in 1966.

ANALYSIS

A Historical Resource Research Report was prepared by Urbana Preservation & Planning, LLC, which concludes that the resource is significant under HRB Criteria C and D. Staff concurs that the site is a significant historical resource under HRB Criterion C, but not HRB Criterion D. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

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

The subject property is a four-story mixed-use building constructed in 1966 in the International style with Brutalist influences. Originally constructed as a commercial building only, floors two through four have been converted to condominiums. The property has a symmetrical façade covered by a flat roof which does not have a ledge at the roofline. The building's exterior consists largely of glazing and concrete masonry units (CMUs). The building has an exposed concrete structural system visible on all façades.

The primary façade of the building faces southeast toward Prospect Street, where the building's three-story subterranean garage is accessed from a driveway on the right corner. The garage is also accessed from the secondary (rear) façade along Coast Boulevard. Although the building was original entirely commercial use, floors two through four were converted to residential condominiums in 2017. The first floor remains in commercial use and features four retail spaces that are recessed back under the building which is supported by large reinforced concrete square columns extending from the structural system. The retail spaces feature continuous steel framed windows and glazed doors. The retail area is accessed by a small set of stairs or a non-historic ADA commercial platform lift. The hardscape consists of large dark gray tile walkways, planters, and benches.

The building is visually defined by its exposed concrete structural system. The front (southeast) and rear (northwest) façades of the building are symmetrical. On these elevations, the top three floors are divided into bays. Each residential floor features four bays which each have projecting precast concrete sun control fins that are painted in an alternating pattern of white and gray. The concrete sun control fins are separated into five vertical rectangular sections featuring recessed fenestration of either a fixed or sliding sash steel frame window unit. Where a sliding sash is present, safety glass has been installed for compliance with modern safety codes.

As with the front and rear elevations, the side elevations are also symmetrical. The northeast (right side) and southwest (left side) façades are largely obscured from public view as they are directly adjacent to neighboring properties. These facades are also divided into four bays by the concrete structural system, but only the central two bays are fenestrated on these elevations. The inner two bays feature the same window projections as seen on the primary and secondary façades, while the outer bays are solid walls made of painted CMUs and pierced in either the upper right or left corners with rectangular vent openings.

Modifications to the property are limited and largely related to the conversion from entirely commercial to mixed-use in 2017. During the renovation, which was approved by Historical Resources Staff as consistent with the Secretary of the Interior's Standards, sash window frames on the second through fourth floor were replaced and safety glass was installed in front of any operable windows. The vent openings on the side elevations were added. At the first-floor retail level, the steel framing and glass were replaced in-kind, the tile at the retail level was replaced, and an ADA-compliant lift was installed. The garage doors on both the front and rear elevations are non-original and were added during the 2017 renovation.

The use of the International style was a major world-wide architectural trend that originated in Western Europe in the 1920s and 30s, and became a dominant architectural style through the 1970s. Its spread across national and regional identity was due in part that it made no reference to local vernaculars or traditional building forms. In the United States, the style gained in popularity as architects from Europe fled to the US prior to WWII. The International style is characterized by a radical simplification of form and a complete rejection of ornament. Common features of International style architecture include square and rectangular building footprints, simple cubic or extruded rectangular forms, horizontal bands of windows, and strong right angles. Predominant building materials include concrete, smooth stucco, brick, and glass.

Named after the French term for raw concrete, *béton brut*, Brutalism is a sub-type of Modern architecture directly associated with the use of concrete in a direct and visible way. Prominent during the 1950s through the 1970s, Brutalism rejected the use of glass curtain walls as found in Contemporary architecture in favor of bulky, angular designs with less visible glass surfaces. Brutalism is typically associated with civic architecture. Common features of the style include bulky angular exterior, unornamented facades, recessed windows, and exposed concrete.

Significance Statement: The house continues to convey the historic significance of the International style with Brutalist influences by embodying the historic characteristics associated with the style. International style features include a square or rectangular footprint; flat roof; lack of applied ornament; concrete masonry and stucco exterior walls; linear window groupings; lightweight and regular structural system; and strong right angles. Brutalist style features include an exposed and expressive structural system; monumental massing; angular and rectilinear forms; and exposed concrete as building finish. Therefore, staff recommends designation under HRB Criterion C.

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

The subject property at 1020 Prospect Street was designed by Ladd and Kelsey Architects. Although both Thornton Ladd and John Kelsey were undoubtedly talented architects with a successful firm

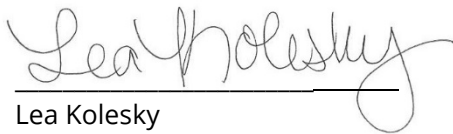
that was productive in Los Angeles and Orange County, there are no other known buildings designed by Ladd and Kelsey Architects in San Diego and there is no evidence to suggest that other works in San Diego will be discovered. Neither the individual architects or the firm of Ladd and Kelsey Architects have been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate them as such at this time. Eligibility under this criterion may can be reevaluated at a future date pending submittal of additional information and analysis. Therefore, staff does not recommend designation under HRB Criterion D.

OTHER CONSIDERATIONS

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives. If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Prospect Center Building located at 1020 Prospect Street be designated with a period of significance of 1966 under HRB Criterion C.



Lea Kolesky
Junior Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

lk/ss

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 7/22/2021

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/22/2021, to consider the historical designation of the **Prospect Center Building** (with various property owners as identified in the table below) located at **1020 Prospect Street, San Diego, CA 92037**, as identified in the table below; in the City of San Diego, County of San Diego, State of California, and

HRB Site #	St #	St Name	APN	Legal Description	Owned By
XX	1020	Prospect Street	350-032-1501	LOT 1 US C-1 PER DOC17-0143241&UND INT IN	Villagio Commercial Partners LP 4365 Executive Drive #600 San Diego, CA 92121
XX	1020	Prospect Street	350-032-1502	LOT 1 US C-2 PER DOC17-0143241&UND INT IN	Villagio Commercial Partners LP 4365 Executive Drive #600 San Diego, CA 92121
XX	1020	Prospect Street	350-032-1503	LOT 1 US C-3 PER DOC17-0143241&UND INT IN	R R E F II-H V Prospect Property Owner LLC 2445 5 th Avenue #402 San Diego, CA 92101
XX	1020	Prospect Street, Unit 101	350-032-1504	LOT 1 US 101 PER DOC17-0143241&UND INT IN	Slater Family Survivors Trust 03-17-03 1020 Prospect Street #101 San Diego, CA 92037
XX	1020	Prospect Street, Unit 102	350-032-1505	LOT 1 US 102 PER DOC17-0143241&UND INT IN	TDUB LLC 2445 5 th Avenue #402 San Diego, CA 92101
XX	1020	Prospect Street, Unit 201	350-032-1506	LOT 1 US 201 PER DOC17-0143241&UND INT IN	Joseph D Miller Revocable Living Trust 12-04-95 2910 Lake Street San Francisco, CA 94121
XX	1020	Prospect Street, Unit 202	350-032-1507	LOT 1 US 202 PER DOC17-0143241&UND INT IN	Robert Family Trust 11-20-12 1020 Prospect Street #202 San Diego, CA 92037
XX	1020	Prospect Street, Unit 203	350-032-1508	LOT 1 US 203 PER DOC17-0143241&UND INT IN	Nasser & Sheren Z Peyghambarian Revocable Trust 08-22-07 1020 Prospect Street #203 San Diego, CA 92037
XX	1020	Prospect Street, Unit 204	350-032-1509	LOT 1 US 204 PER DOC17-0143241&UND INT IN	Philip Loftus Trust 11-11-16 1020 Prospect Street #204 San Diego, CA 92037
XX	1020	Prospect Street, Unit 205	350-032-1510	LOT 1 US 205 PER DOC17-0143241&UND INT IN	Muse 205 Irrevocable Trust 03-18-19 6451 La Jolla Scenic Drive South San Diego, CA 92037
XX	1020	Prospect Street, Unit 301	350-032-1511	LOT 1 UC 301 PER DOCS17-0143241&18-0262448&UND INT IN	Rosen Family Trust 10-22-85 1020 Prospect Street #301 San Diego, CA 92037
XX	1020	Prospect Street, Unit 302	350-032-1512	LOT 1 US 302 PER DOCS17-0143241&18-262448&UND INT IN	Alan R & Caryn R Viterbi Family Trust 12-04-97 1020 Prospect Street #302 San Diego, CA 92037

HRB Site #	St #	St Name	APN	Legal Description	Owned By
XX	1020	Prospect Street, Unit 303	350-032-1513	LOT 1 US 303 PER DOCS17-0143241&18-262448&UND INT IN	Alan R & Caryn R Viterbi Family Trust 12-04-97 1020 Prospect Street #303 San Diego, CA 92037
XX	1020	Prospect Street, Unit 304	350-032-1514	LOT 1 US 304 PER DOCS17-0143241&18-0262448&UND INT IN	David P & Sheila S Gardner 2989 American Saddler Drive Park City, UT 84060
XX	1020	Prospect Street, Unit 305	350-032-1515	LOT 1 US 305 PER DOCS17-0143241&18-0262448&UND INT IN	Reagan Shallal PO Box 2227 San Diego, CA 92038
XX	1020	Prospect Street, Unit 401	350-032-1516	LOT 1 US 401 PER DOC17-0143241&UND INT IN	Patrick Priestner 56 Windemere Drive SW Edmonton, AB T6W 0S1 Canada
XX	1020	Prospect Street, Unit 402	350-032-1517	LOT 1 US 402 PER DOC17-0143241&UND INT IN	Viterbi Family Trust 08-05-80 2712 Glenwick Place San Diego, CA 92037
XX	1020	Prospect Street, Unit 403	350-032-1518	LOT 1 US 403 PER DOC17-0143241&UND INT IN	Viterbi Family Trust 08-05-80 1020 Prospect Street #403 San Diego, CA 92037
XX	1020	Prospect Street, Unit 404	350-032-1519	LOT 1 US 404 PER DOC17-0143241&UND INT IN	Susan J Rozok Trust 05-19-19 1020 Propect Street #404 San Diego, CA 92037

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, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Prospect Center Building on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of the International style with Brutalist influences and retains a good level of architectural integrity from its period of significance. Specifically, the resource retains International style features such as a square or rectangular footprint; flat roof; lack of applied ornament; concrete masonry and stucco exterior walls; linear window groupings; lightweight and regular structural system; and strong right angles. The resource retains Brutalist features such as exposed and expressive structural system; monumental

massing; angular and rectilinear forms; and exposed concrete as building finish. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

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: N/A

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

BY: _____
LINDSEY SEBASTIAN,

