



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: November 15, 2012 REPORT NO. HRB-12-077

ATTENTION: Historical Resources Board  
Agenda of November 29, 2012

SUBJECT: **ITEM #13 – Dr. Anita Figueredo Buildings**

APPLICANT: Casa Sana LLC represented by Scott A. Moomjian

LOCATION: 417 Coast Boulevard, and 418-420 Coast Boulevard South, La Jolla  
Community, Council District 1

DESCRIPTION: Consider the designation of the Dr. Anita Figueredo Buildings located at  
417 Coast Boulevard and 418 & 420 Coast Boulevard South as a  
historical resource.

**STAFF RECOMMENDATION**

Designate the Dr. Anita Figueredo Buildings located at 417 Coast Boulevard and 418 & 420 Coast Boulevard South as a historical resource with a period of significance of 1956-1982 and 1925-1931 under HRB Criteria B and C respectively. This recommendation is based on the following findings:

1. The resource is identified with Dr. Anita Figueredo, a historically significant person, and retains integrity for that association. Specifically, the resource served as the long time home and medical office of Dr. Anita Figueredo, a distinguished physician, surgeon and philanthropist. Dr. Figueredo was San Diego's first female surgeon and first female oncologist, and from 1956 to 1982, Dr. Figueredo made many notable contributions to the medical field and the community while living and working at the subject site.
2. The resource embodies the distinctive characteristics through the retention of character defining features of Monterey and Spanish Eclectic styles of architecture and retains a good level of architectural integrity from its 1925-1931 period of significance. Specifically, the resource features a full-length cantilevered second story balcony; low-pitched hipped and gable style roofs sheathed in Mission clay tile; eave overhang with exposed rafter tails; smooth finish stucco wall cladding; and fenestration consisting of wood single light fixed and casement windows with decorative wood shutters.

**Development Services Department**

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## 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 resource consists of three structures situated on a single lot between Coast Boulevard and Coast Boulevard South. The largest, two-story structure faces the Pacific Ocean along Coast Boulevard and is just yards away from the beach in Pauline's Addition in San Diego's La Jolla Community. The other two structures sit along Coast Boulevard South, just to the southeast of the primary structure.

The historic name of the resource, the Dr. Anita Figueredo Buildings, has been identified consistent with the Board's adopted naming policy and reflects the name of Dr. Anita Figueredo, a historically significant individual who owned, lived and worked at the property from 1956 until her death in 2010.

## ANALYSIS

A historical resource research report was prepared by Scott A. Moomjian, which concludes that the resource is significant under HRB Criteria B and C and staff concurs. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

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

Dr. Anita Figueredo was born in Costa Rica in 1916 and from a very early age expressed the desire to become a doctor. In 1921 her mother, Sarita Villegas, brought her to New York where they settled in a Spanish Harlem tenement. Villegas worked multiple jobs as a seamstress to support her daughter's dream. At the age of 15, the aspiring doctor accepted a scholarship to study pre-med at Manhattanville College; and at 19, she began studying at Long Island Medical School in New York. After marrying her medical school sweetheart, Dr. Figueredo and her family came to La Jolla in 1947 and finally settled at the subject property in 1956. Dr. Figueredo converted the building identified as 418 Coast Boulevard South into her medical office, complete with a custom tile nameplate at the front door and multiple examination rooms. It was while living and working at this site that Dr. Figueredo made most of her greatest achievements and contributions to the medical field and the community as a whole. For many years, Dr. Figueredo lived and worked at the subject site and established herself as the distinguished physician, surgeon and philanthropist that she was.

Dr. Figueredo was San Diego's first female surgeon and first female oncologist. She was one of the first female cancer surgeons in the U.S. and the first female surgeon to complete a residency at Memorial Sloan-Kettering Cancer Center in New York. She was a pioneer in her field, a well respected surgeon, and made considerable humanitarian contributions to the community. Dr. Figueredo revolutionized the medical field's approach to cancer with her emphasis on prevention and early detection. She pioneered the use of regular Pap smear exams as a method for early detection of cervical cancer. In 1949, Dr. Figueredo obtained senior cervical surgical privileges at Scripps Memorial Hospital. She was active in the American Cancer Society and served as a Trustee of the La Jolla Town Council from 1956 to 1968. Dr. Figueredo was a devout Catholic

and in 1954, Pope Pius XII awarded her the Papal medal Pro Ecclesia. In the late 1950s she was honored as San Diego's Woman of the Year and became a founding trustee of the San Diego College for Women (now known as the University of San Diego).

Dr. Figueredo's humanitarian contributions were also extensive. In between surgeries and tending to her patients, Dr. Figueredo pursued her calling to help feed, clothe and provide medical care to the poor. In the late 1950s, Dr. Figueredo first wrote to Mother Teresa. They engaged in a regular correspondence – becoming close friends and finally meeting for the first time when Mother Teresa came to San Diego in 1960. They continued to meet all over the world, working on many projects together in service of the poor. In 1970, Dr. Figueredo was invested as a Lady of the Order of the Holy Sepulchre of Jerusalem and later received the Grand Cross of the Order. In 1973, she was made a Regional Link of the Co-Workers of Mother Teresa in America, a support group to the Missionaries of Charity in Calcutta, India. This relationship with Mother Teresa and her work with many other charitable organizations had a profound effect on Dr. Figueredo. In 1982, she established a charity of her own, Friends of the Poor and operated it out of her home at the subject property (417 Coast Boulevard). This charity was originally dedicated to helping the impoverished residents of Tijuana and San Diego, but has since expanded to other regions of Mexico as well as Guatemala and Nigeria.

Dr. Figueredo retired from the operating room in the mid-1970s but continued to see patients in her office at the subject property until 1996, at the age of 80. For many years, Dr. Figueredo used the subject property not only as her medical office but also as the center of her philanthropic activities. These philanthropic activities were finally manifested in the establishment of her Friends of the Poor organization in 1982 – a final, lasting mark of her indomitable desire to help those in need. The subject property in its current configuration retains considerable integrity of association with Dr. Figueredo and her achievements. Therefore, staff recommends designation of the subject property under HRB Criterion B, with a period of significance of 1956 to 1982, a period during which Dr. Figueredo was most active in her medical career and charitable pursuits at the subject property.

*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 essentially composed of three structures – a two-story single family residence, identified as 417 Coast Boulevard and built in 1925 in the Monterey style; a two-story guest house over garage, identified as 420 Coast Boulevard South and built in 1928 in the Spanish Eclectic style; and a one-story single family residence, identified as 418 Coast Boulevard South and built in 1931 in the Spanish Eclectic style.

The 417 Coast Boulevard structure was built in 1925 in the Monterey style. It is a two story structure featuring a gable and hipped roof sheathed in multi-colored Mission clay tile with moderate eave overhang and decorative exposed rafter tails. Fenestration consists of wood single light fixed and casement windows with decorative shutters. Most notable on this structure is the second story cantilevered balcony that runs the length of the principle façade. Smooth stucco cladding is present throughout. A prominent stucco chimney sits at the southwest corner of the

structure. A brick front walkway leads to the brick front porch and wood paneled front door with a leaded glass transom window above.

The structures identified as 420 and 418 Coast Boulevard South were built more in the Spanish Eclectic style in 1928 and 1931 respectively. They feature low-pitched gabled and hipped roofs sheathed in multi-colored Mission clay tile with eave overhang and decorative exposed rafter tails. Exterior walls are clad in smooth finish stucco and fenestration consists of wood fixed and casement windows with decorative shutters reserved for the primary façade. A large wood 18 light fixed window graces the north elevation of 420 Coast Boulevard South. A brick walkway leads to the wood paneled front door with speakeasy and a tapered stucco chimney sits just to the south of this entry.

Modifications to the 417 Coast Boulevard structure are limited and generally occurred within the 1925-1931 period of significance. In 1927, a two story addition was made at the rear of the structure. It is believed that interior improvements were made in early 1931. And a comparison to historic photographs indicates that the decorative tile chimney top has been replaced with a more contemporary spark arrestor.

The structures at 420 and 418 Coast Boulevard South were built in 1928 and 1931 respectively and modifications to them are also limited and occurred within the 1956-1982 period of significance. The modifications are associated with Dr. Figueredo and her use of the property. Shortly after moving to the property in 1956, Dr. Figueredo converted the structure known as 418 Coast Boulevard South into her medical offices – it is not believed any exterior or footprint modifications were made at this time. In 1957, a second story addition was made to 420 Coast Boulevard South consisting of a 12 foot by 12 foot shed dormer above the garages, facing south. A comparison to historic photographs shows that the visual impact of this modification was minimal. Modern roll up garage doors have replaced the originals.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

The Monterey style is one of California's few indigenous architectural styles and was popular during the first half of the twentieth century. The style blended old Spanish building characteristics with the architectural language of New England that was being brought to California at the time. Character defining features of this style include low-pitched gabled or hipped roofs, cantilevered second floor balconies with wood railings and covered by principal roof. Roofs are usually covered in wood shingle or tile, and walls are typically clad in stucco, brick or wood.

The limited modifications to the property do not alter its character defining features or significantly impair its integrity; occurred within the 1925-1931 or the 1956-1982 periods of significance; and have gained significance in their own right. The subject property continues to convey the historic significance of Spanish Eclectic and Monterey architecture by embodying the character defining features of the styles including the low-pitched Mission clay tiled roofs, sand finish stucco cladding throughout, wood fixed and casement windows with louvered wood shutters, and a full-length cantilevered second story balcony. Therefore, staff recommends designation of the subject property under HRB Criterion C.

#### OTHER CONSIDERATIONS

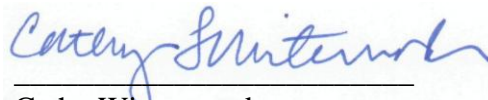
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

#### CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Dr. Anita Figueredo Buildings located at 417 Coast Boulevard and 418 & 420 Coast Boulevard South be designated under HRB Criterion B with a period of significance of 1956-1982 for its association with Dr. Anita Figueredo, a historically significant physician, surgeon and philanthropist; and HRB Criterion C with a period of significance of 1925-1931 as a resource that embodies the distinctive characteristics of the Monterey and Spanish Eclectic styles of architecture. 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.



Camille Pekarek  
Planning Intern



Cathy Winterrowd  
Assistant Deputy Director/HRB Liaison

CP/JB/cw

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 11/29/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/29/2012, to consider the historical designation of the **Dr. Anita Figueredo Buildings** (owned by Casa Sana LLC, 6474 Camanito Northland, San Diego, CA 92037) located at **417 Coast Blvd. and 418-20 Coast Blvd. South, San Diego, CA 92037**, APN: **350-290-08-00**, further described as LOTS J & K in the City of San Diego, County of San Diego, State of California; 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, 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 **Dr. Anita Figueredo Buildings** on the following findings:

(1) The property is historically significant under CRITERION B as a resource associated with historically significant individual Dr. Anita Figueredo with a period of significance of 1956-1982 and retains associative integrity to that time. Specifically, the resource served as the long time home and medical office of Figueredo, a distinguished physician, surgeon and philanthropist. Dr. Figueredo was San Diego's first female surgeon and first female oncologist, and from 1956 to 1982, Dr. Figueredo made many notable contributions to the medical field and the community while living and working at the subject site. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of Monterey and Spanish Eclectic styles of architecture and retains a good level of architectural integrity from its 1925-1931 period of significance. Specifically, the resource features a full-length cantilevered second story balcony; low-pitched hipped and gable style roofs sheathed in Mission clay tile; eave overhang with exposed rafter tails; smooth finish stucco wall cladding; and fenestration consisting of wood single light fixed and casement windows with decorative wood shutters. 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

BY: \_\_\_\_\_  
JOHN LEMMO, Chair  
Historical Resources Board

APPROVED AS TO FORM AND  
LEGALITY: JAN I. GOLDSMITH,  
CITY ATTORNEY

BY: \_\_\_\_\_  
KEITH BAUERLE  
Deputy City Attorney