



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: May 8, 2025

TO: Historical Resources Board and Interested Parties

FROM: Suzanne Segur, Senior Planner, Heritage Preservation, City Planning Department

SUBJECT: **ITEM 1 – Rose Vollmer/ Richard Lareau Rental House**

The property located at 4101 Lomaland Drive was previously docketed for review by the Historical Resources Board on March 27, 2025, at which time staff was recommending designation of Lomaland Drive #2 under HRB Criteria C and D. Staff was not recommending designation of the other structures on the parcel, Lomaland Drive #1, #3 and #4. The item was heard at the March 27, 2025 hearing and after public testimony and Board discussion, the HRB made a motion to continue the item to the May 22, 2025 meeting and return the report to the applicant for “further information on 4101 Lomaland #1 specifically relating to the date of construction, association with the Point Loma Theosophical Society, and rarity of resources associated with the Theosophical Society post Altadena fires; as well as more information about 4101 Lomaland Drive #3 regarding its association with architect Richard Lareau and the building’s integrity with more of an understanding of the impact of the addition of Unit #4.” The motion passed with a vote of 6-2-0.

On April 30, 2025, Heritage Architecture & Planning submitted a memorandum to their January 2025 Historical Resources Technical Report to address the requests made in the motion. The memorandum included a more thorough construction history of both 4101 Lomaland Drive #1 and 4101 Lomaland Drive #3. The memo affirmed the Technical Report’s conclusion that 4101 Lomaland Drive #1, #3 and #4 were not significant at the local, State and National levels.

The memorandum provided a more detailed construction history of the 4101 Lomaland Drive #1 property. Information supporting the building history of the structure is limited; however, a physical investigation of the site, Sanborn maps and historic photos reveal that since its construction, the Lomaland Drive #1 property has been significantly modified as follows: the original southern wing of the house was constructed between 1910 and 1921 as housing for adult students of the Point Loma Theosophical Society and called “Room #143.” Another similarly sized cottage, “Room 143A,” was constructed to the north of “Room 143” after 1940. Based on primary sources, the memo asserts that the current 4101 Lomaland Drive #1 is not a result of these two building being joined; however, an addition to “Room 143” consisting of a cross-gabled central wing and a front gabled north wing was constructed on the north elevation sometime between 1941 and 1950. Other modifications include the removal or infill of the east façade porch, new fenestration on the east façade of the original south wing, relocation of the primary entrance, construction of an addition on the south

façade between 1940 and 1950, and construction of a wood porch on the south façade between 1960 and 1964.

The Heritage memorandum determined that 4101 Lomaland Drive #1 could be categorized as a rare resource because the south wing was constructed during the occupancy of the Theosophical Society in Point Loma and is the only remaining adult student boarding room. However, the memorandum did not conduct further investigation into the number of existing resources that can be associated with the Theosophical Society in Point Loma or Covina, California, the location that the Society relocated to in 1941. Further investigation was not required because the significant number of modifications made to the resource already made it ineligible for designation at the local, State and National levels. Therefore, staff concurs that 4101 Lomaland Drive #1 is not eligible for designation under HRB Criterion A as a special element of development or under HRB Criterion B for its association with the Theosophical movement due to a lack of integrity.

The January 2025 Historical Resources Technical Report contained conflicting information regarding Master Architect Richard Lareau's association with the 4101 Lomaland Drive #3 structure; however, the memorandum definitively asserts that not enough information is available to conclude that Lareau had a direct association with the building. Additionally, the memorandum included more modifications to 4101 Lomaland Drive #3 than were previously included in the Technical Report. Modifications to the structure are significant and include the addition of Unit #4 circa 1972, the extension of the carport in 1980, the addition of a wood deck on the west façade, and a southeast corner addition. The memorandum concluded that 4101 Lomaland Drive #3 was not eligible under HRB Criterion D due to a lack of evidence to conclusively link the property to Master Architect Richard Lareau. Additionally, if the property could be linked to Lareau, it would not be eligible for designation due to a lack of integrity. Therefore, staff concurs that 4101 Lomaland Drive #3 is not eligible for designation under HRB Criterion D.

In conclusion, staff concurs with the findings of the April 30, 2025 Heritage Memorandum and continues to not recommend designation of 4101 Lomaland Drive #1 and #3 under any HRB Criteria. Staff's position on 4101 Lomaland Drive #2 has not changed and staff continues to recommend designation of 4101 Lomaland Drive #2 under HRB Criteria C and D.



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

SS/ks

Attachments: 1. Staff Report HRB-25-011 dated March 13, 2025
 2. The Applicants Memo dated April 30, 2025



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: March 13, 2025 REPORT NO. HRB-25-011

HEARING DATE: March 27, 2025

SUBJECT: **ITEM #2 – Rose Vollmer/ Richard Lareau Rental House**

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

APPLICANT: City of San Diego; represented by Heritage Architecture & Planning

LOCATION: 4101 Lomaland Drive, Peninsula Community, Council District 2
APN 532-510-0600

DESCRIPTION: Consider the designation of the Rose Vollmer/ Richard Lareau Rental House located at 4101 Lomaland Drive #2 as a historical resource.

STAFF RECOMMENDATION

Designate the Rose Vollmer/ Richard Lareau Rental House located at 4101 Lomaland Drive #2 as a historical resource with a period of significance of circa 1966 under HRB Criteria C and D. The designation excludes the structures located at 4101 Lomaland Drive #1 and associated garage and converted storage unit, 4101 Lomaland Drive #3, 4101 Lomaland Drive #4 and associated shed. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Contemporary style and retains integrity from its circa 1966 period of significance. Specifically, the resource features a low-sloping side gable roof with wide overhanging eaves and exposed rafters, large wood framed windows, non-traditional exterior finishes including vertical wood siding and concrete slump block, recessed primary entry, and an attached carport.
2. The resource is representative of a notable work of Master Architect Richard Lareau; a prominent and accomplished architect responsible for the design of many quality residential, religious, institutional, educational and commercial buildings in the City; and retains integrity as it relates to the original circa 1966 design. Specifically, the resource is one of his earlier residences in the Contemporary style that expresses a quality of design and attention to detail generally associated with his work.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212.

The property located at 4101 Lomaland Drive is located in the Peninsula Community Planning Area on the eastern portion of Sunset Cliffs Natural Park adjacent to the Point Loma Nazarene University campus. The land was formerly part of Katherine Tingley's Theosophical Institute. The parcel is located at the top of a hill that overlooks the Pacific Ocean and contains four single-family residential structures, a detached garage, a converted storage unit and a shed. The residence known as 4101 Lomaland Drive #1, sits on the northern portion of the parcel and is a single-story, vernacular cottage with an estimated construction date between 1910 and 1921. The detached garage and converted storage unit are associated with 4101 Lomaland Drive #1. The central portion of the parcel contains 4101 Lomaland Drive #2, a one-story, Contemporary style residence constructed circa 1966. The southern portion of the parcel contains 4101 Lomaland Drive #3 and #4. Unit #3 is a one-story, Contemporary style residence constructed circa 1972. Unit #4 was constructed circa 1979 as an attachment to Unit #3, forming a duplex. The shed is located to the east of Unit #4.

The property was previously evaluated in a 2003 report prepared by ASM Affiliates, Inc., *Historic Evaluation of Eight Buildings for the Sunset Cliffs Natural Park Master Plan, San Diego, California*. The ASM report concluded that Lomaland Drive #1 was eligible for designation on the California Register under Criterion A for its association with the Point Loma Theosophical Society and on the San Diego Register under Criterion A as a special element of San Diego's social history, Criterion B for its association with the Theosophical movement and Criterion F as one of a finite group of buildings associated with the Theosophical Society. 4101 Lomaland Drive #2, #3 and #4 were not evaluated in the ASM Affiliates report, as they were less than 40 years old at the time of the evaluation. [*The San Diego Modernism Context Statement*](#) was not adopted until 2007 and was available for use as an evaluation tool at the time of assessment.

The 2025 Historical Resource Technical Report (HRTR) prepared by Heritage Architecture and Planning evaluated all four buildings and concludes that 4101 Lomaland Drive #1, #3 and #4 are not significant under any California Register or San Diego Register criteria. The HRTR concluded that the 4101 Lomaland Drive #1 property is not significant under HRB Criterion A due to a lack of evidence that confirms ASM Affiliates' assumption that the building was constructed by joining two former Theosophical Institute cabins. The Heritage HRTR also concluded that the ASM Affiliates report did not adequately evaluate 4101 Lomaland Drive #1 under Criterion B and did not provide a basis for its assertion under this criterion. Additionally, the HRTR found that 4101 Lomaland Drive #1 is not eligible under Criterion F as part of a district associated with the Theosophical Institute because no such district exists. In 1976 five former Theosophical Institute buildings; including the Spaulding Home, the Greek Theatre, the Beaver Home, the Lotus Home and Madame Tingley's Home; were designated as HRB #112. These buildings were designated at the same time and under the same HRB number for their association with the Theosophical Institute; however, a historic district was not established at that time. The Heritage HRTR also determined that 4101 Lomaland Drive #3 and #4 were not eligible under Criteria C or D due to modifications which resulted in a loss of integrity. Heritage Preservation staff concurred with the conclusions of the 2025 Heritage Architecture & Planning report that 4101 Lomaland Drive #1, #3 and #4 were not significant under any criteria and cleared those buildings from further review. Staff also concurred with the conclusions of the 2025 Heritage Architecture & Planning report that 4101 Lomaland Drive #2 is eligible for designation under HRB Criteria C and D, and have forwarded this building to the Board to consider designation.

The historic name of the resource, the Rose Vollmer/ Richard Lareau House #2, has been identified consistent with the Board's adopted naming policy and reflects the name of Rose Vollmer who constructed the house as a rental property and the name of Richard Lareau, a Master Architect.

In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National, California, and City of San Diego Registers recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.

Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [*Guidelines for the Application of Historical Resources Board Designation Criteria*](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

ANALYSIS

As noted previously, 4101 Lomaland Drive #2, located in the Point Loma Community Planning Area, is a Contemporary style single family home constructed in 1966 and shares a parcel with 4101 Lomaland Drive #1, #3 and #4. Since its construction in 1966 the 4101 Lomaland Drive #2 property has had no known modifications other than the replacement of the rear door.

A Historical Resource Technical Report was prepared by Heritage Architecture and Planning, which concludes that 4101 Lomaland Drive #2 is significant under HRB Criteria C and D and staff concurs. The report did not find any other structures on the parcel significant under any HRB Criteria. 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 4101 Lomaland Drive #2 residence was designed in the Contemporary style by Richard Lareau for Rose Vollmer and constructed circa 1966. The building is one-story with a low-pitched side gable roof with wood shingles. The roof features wide, overhanging eaves with exposed rafters. The east and north facades feature a concrete slump block exterior while the west and south facades are primarily clad in unpainted vertical wood siding. The primary entrance is located on the east façade and is obscured by a vertical wood grille. The entrance has a stone tile walkway with a spiral shell design on each tile. An attached carport is located at the southeastern corner of the building. The west façade features large, wood framed windows and a wood deck overlooking the Pacific Ocean.

Other fenestration includes wood framed windows in fixed, double hung, slider and casement varieties.

Unlike earlier styles which are generally defined by exterior decorative details, the Contemporary style focused on interior spaces and their relation to the outdoors. Emphasis was placed on integrating the indoors with the outdoors by utilizing windows and exterior living areas such as balconies and courtyards. The style was popular in San Diego in the 1950's and 1960's largely because it could be easily adapted to hillside lots. Character defining features include strong roof forms with deep overhangs and exposed beams; large, aluminum framed windows; non-traditional exterior finishes including vertical wood siding, concrete block, stucco and flagstone; sun shades, screen or shadow block accents; broad masonry chimneys; and distinctive triangular, parabolic or arched forms. Contemporary houses often incorporate angular massing; attached carports or garages; courtyards or balconies; obscured or recessed entries; and split-level designs.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to 4101 Lomaland Drive #2's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of the Contemporary style. The resource has no known modifications other than a replacement door on the west façade and continues to retain integrity of design, materials and workmanship. Therefore, the property does retain integrity to its circa 1966 period of significance under HRB Criterion C.

Significance Statement: 4101 Lomaland Drive #2 continues to convey the historic significance of the Contemporary style by embodying the historic characteristics associated with the style; including a low-sloping side gable roof with wide overhanging eaves and exposed rafters, large wood framed windows, non-traditional exterior finishes including vertical wood siding and concrete slump block, recessed primary entry, and an attached carport. 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.

Richard John Lareau was born in Bremerton, Washington and moved to Chula Vista at a young age. After graduating high school, Lareau enrolled in military service after which he began attending classes at San Diego State University. Eventually, he transferred to UC Berkeley, where he earned bachelor's and master's degrees in architecture. Lareau eventually returned to San Diego where he felt there would be more business opportunities in a city with few licensed architects. Starting his professional career in the offices of Kitchen and Hunt and later working for Paderewski, Mitchell and Dean, he eventually opened his own office on 6th Avenue in 1957. By 1965 the office moved to Nimitz Boulevard where he continued to practice until his passing in 2022. Lareau taught at the University of California Extension and California Western University and played an active role in the community through his associations with the Pont Loma Planning Group, American Institute of Architects and the San Diego Chamber of Commerce.

Early in his career, Lareau served as the campus architect for Cal Western (currently Point Loma Nazarene) and grew his practice by taking on a number of residential commissions. These early residential works include the Jack Bone House located at 1914 Guy Street in Mission Hills and the Michael and Clara Brown House located at 5645 Taft Avenue which is currently designated as HRB

#1246. Lareau's residences are generally designed in the Post and Beam or Contemporary styles and signature characteristics include flat roofs, wide overhanging eaves, projecting beams and the extensive use of glass. As the firm grew, Lareau expanded his commissions to include religious structures, commercial buildings, public schools and institutional buildings. Notable works in San Diego include the Mission Bay Visitor's Center, the Cal Western Science Building, the master plan for the United States International University and his own office in the Centre West Building in Point Loma. Lareau's design philosophy was based around expressing the structure of a building and the architect expressed an affinity for circular buildings. Lareau was established as a Master Architect by the City of San Diego's Historical Resources Board with the designation of the Rose Vollmer/ Richard Lareau House located at 4515 Ladera Street as HRB #1344.

Lareau designed 4101 Lomaland Drive #2 for Rose Vollmer circa 1966 and 4101 Lomaland Drive #3 circa 1972. He also designed the nearby Post and Beam style 4515 Ladera Street, HRB #1344, for Vollmer in 1964. Unit #2 is notable as an example of Lareau's early residential work in the Contemporary style and demonstrates the high quality of design seen in his other works.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion D as a resource that represents the notable work of Master Architect Richard Lareau. The 4101 Lomaland Drive #2 building has no known modifications other than a rear door replacement and continues to retain integrity of design, materials and workmanship. Therefore, the property does retain integrity to its circa 1966 period of significance under HRB Criterion D.

Significance Statement: The resource located at 4101 Lomaland Drive #2 is representative of a notable work of Master Architect Richard Lareau, a prominent and accomplished architect responsible for the design of many quality residential, religious, institutional, educational and commercial buildings in the City. Specifically, the resource is one of his earlier residences in the Contemporary style that expresses a quality of design and attention to detail generally associated with his work. Therefore, staff recommends designation under HRB Criterion D.

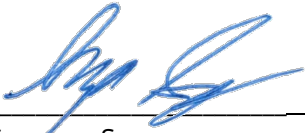
OTHER CONSIDERATIONS

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 Rose Vollmer/ Richard Lareau Rental House located at 4101 Lomaland Drive #2 be designated with a period of significance of circa 1966 under HRB Criterion C as an example of the Contemporary style and Criterion D as a notable work of Master Architect Richard Lareau. The designation excludes the

structures located at 4101 Lomaland Drive #1 and associated garage and converted storage unit, 4101 Lomaland Drive #3, 4101 Lomaland Drive #4 and associated shed.



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

SS/ks

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on , to consider the historical designation of the **Rose Vollmer/ Richard Lareau Rental House** (owned by City of San Diego, 1200 Third Avenue, Suite 1700, San Diego, CA 92101) located at **4101 Lomaland Drive, San Diego, CA 92107**, APN: **532-510-0600** further described as LOT 145 DOC171878REC72 IN 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 Rose Vollmer/ Richard Lareau Rental House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Contemporary style and retains integrity from its circa 1966 period of significance. Specifically, the resource features a low-sloping side gable roof with wide overhanging eaves and exposed rafters, large wood framed windows, non-traditional exterior finishes including vertical wood siding and concrete slump block, recessed primary entry, and an attached carport. 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 D as a notable work of Master Architect Richard Lareau; a prominent and accomplished architect responsible for the design of many quality residential, religious, institutional, educational and commercial buildings in the City; and retains integrity as it relates to the original circa 1966 design. Specifically, the resource is one of his earlier residences in the Contemporary style that expresses a quality of design and attention to detail generally associated with his work. 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 designation shall exclude the structures located at 4101 Lomaland Drive #1 and associated garage and converted storage unit, 4101 Lomaland Drive #3, 4101 Lomaland Drive #4 and associated shed.

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: _____
TIM HUTTER, Chair
Historical Resources Board

APPROVED: HEATHER FERBERT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney



MEMORANDUM

April 30, 2025

To: City of San Diego Historical Resources Board

From: Heritage Architecture & Planning

RE: Additional Request for Information
Historical Resource Technical Report – 4101 Lomaland Drive #1-4, San Diego, CA 92106

On the March 27, 2025, the Historical Resource Technical Report for 4101 Lomaland Drive #1-4 was heard before the City's Historical Resources Board (HRB). The HRB was tasked to locally designate or not designate the resources. The Board voted to send back the report to the consultant for more information. The following is the HRB Board Action and Heritage's response.

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE FOR ITEM 2 –THE ROSE VOLLMETER/ RICHARD LAREAU RENTAL HOUSE to be returned to applicant for further information on 4101 Lomaland #1 specifically relating to the date of construction, association with the Point Loma Theosophical Society, and rarity of resources associated with the Theosophical Society post Altadena fires; as well as more information about 4101 Lomaland Drive #3 regarding its association with architect Richard Lareau and the building's integrity with more of an understanding of the impact of the addition of Unit #4 with a date certain of May 2025. Seconded by Vice-Chair Taylor. The motion passed by a vote of 6-2-0 with Boardmembers Woods, Winter, Miller, Coyle, Cortez, and Vice-Chair Taylor voting yes, Chair Hutter and Boardmember McCullough voting no, and Boardmember Farley and 2nd Vice-Chair Byers being absent.

As part of the discussion, Boardmember Coyle also requested that Bruce Coughran's thesis, which was submitted through public comment (see link below), be included in the revised analysis.

HERITAGE REPOSE:

Heritage is in receipt of Mr. Bruce Coughran's thesis and has reviewed it as part of this analysis. The following is our response to the HRB's request for additional information.



MEMORANDUM

Additional Information Request

Historical Resource Technical Report – 4101 Lomaland Drive #1-4, San Diego, CA 92106

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Figure 1: Looking southwest at the primary east facade of 4101 Lomaland Drive #1.

4101 Lomaland #1

The Date of Construction – Upon further investigation, the date of construction for 4101 Lomaland Drive #1's south wing is ca. 1910-1921 and can be associated with 'Room' 143 based upon evidence found primarily in the Sanborn Fire Insurance Maps and historical photographs in 1928, 1940s, 1966, and 1972 where the resource appears to be present. The remaining central and north wings were constructed in ca. 1940s-1950.



MEMORANDUM

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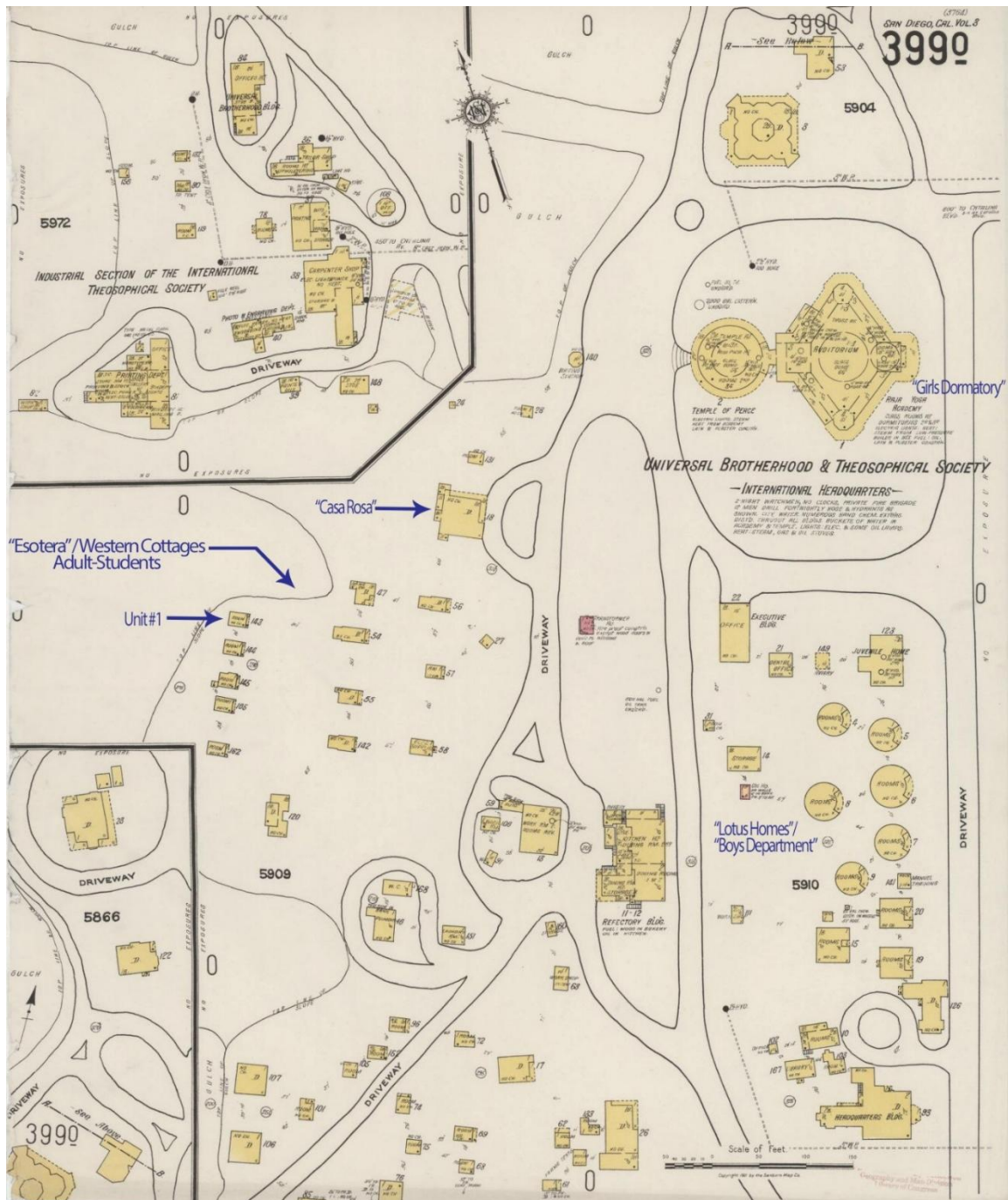


Figure 2: Earliest Sanborn Map dated 1921 noting various student housing areas based on Greenwalt and Coughran. 'Casa Rosa' building (presently PLNU's Department of Public Safety), just northeast of the 'Rooms' is extant.



MEMORANDUM

Additional Information Request

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The Theosophical Society appeared to be at its height in the 1910s when five hundred adults and children lived within the community.¹ From the Sanborn Maps dated 1921 and 1950, the Theosophical Society's site is shown as fully developed with multiple buildings of varying sizes. From the earliest Sanborn Map, 4101 Lomaland Drive #1's south wing appears to be one of the buildings noted as 'Room' (no kitchen or bathroom) on the far west portion of the property along other similar structures. Due to its north location, it appears to be 'Room' #143. Other west 'Rooms' were identified as #144, 145, 162, and 165. It is likely that these 'Rooms' were the sleeping quarters for attending adult students as boarding was made available for children at other locations within the property. Group homes were separate for boys, located at the 'Lotus Homes,' and girls, were at the Homestead building, later renamed the Raja Yoga Academy.^{2,3} Adult students were housed separately in small homes or cottages along the west end of the Theosophical property. This coincides with the Raja-Yoga College (post 1900-1919) which was later replaced with the accredited Theosophical University in 1919.⁴

Association with the Point Loma Theosophical Society - The resource (south wing/'Room' #143) is shown extant within the Point Loma Theosophical Society's property in the Sanborn Maps from 1921 and 1950.^{5,6} The Theosophical Society occupied the Point Loma site from 1897-1941 and appeared to be at its peak from 1900-1925, as evident in the property's buildout in those years. The boarding rooms for the adult students at the west portion of the site were present during this time, including 'Room' #143, the south wing of 4101 Lomaland Drive #1, as discussed above. Thus, the south wing/'Room' #143, is associated with the Theosophical Society.

1 Evelyn A. Kirkley, "Starved and Treated Like Convicts," *The Journal of San Diego History* 43, No. 1 (Winter 1997), <https://sandiegohistory.org/journal/1997/january/theosophical/>

2 Emmet A. Greenwalt, *California Utopia: Point Loma: 1897-1942*. (Norwalk, CA: Stockton Trade Press, Inc., 1978 second edition), p. 80.

3 Bruce Edward Coughran, "White City on the Hill: The Building of the Theosophical Society Community on Point Loma, California; 1897-1942." (Master of Arts Thesis, California State University Dominguez Hills, 1994), p. 33, UMI Company.

4 Greenwalt, *California Utopia*, p. 92-93.

5 Sanborn Map Company, "Sanborn Fire Insurance Map from San Diego, San Diego County, California, 1920-1940, Vol. 3 1921, Sheet 399o." (Washington D.C: Library of Congress Geography and Map Division).

6 Sanborn Map Company, "Sanborn Fire Insurance Map from San Diego, San Diego County, California, 1920-Dec 1950, Vol. 3 1921-Nov 1950, Sheet 399o." (Washington D.C: Library of Congress Geography and Map Division).



MEMORANDUM

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The site was then purchased by Col. George Wood from Coronado. It was during this period between 1941-1950 that changes occurred to many of the buildings on site as Wood intended to develop the land for public housing, but because of the war, the buildings were used as temporary housing. According to Coughran, the “buildings to the west, down the hillside, seemed to undergo much more changes in these years, but little record exists of any of these buildings.”¹²

Changes to ‘Room’ #143 (south wing, 4101 Lomaland Drive #1) occurred during this period. In the 1950 Sanborn Map Sheet 399o, ‘Room’ #143 appears as it did in the previous 1921 map, however, #143A dwelling now appears just north of ‘Room’ #143. The 1940-December 1950 Sanborn Map Sheet 429 under “‘Woodlands’ Geo. W. Wood – Owner” and later re-published 1956 Sanborn Map 429 under “California Western University” shows #143 now joined with a central wing and north wing, matching the existing layout. Theoretically, the north wing could be #143A with #143 moved north and then joined by a central wing. However, there is no evidentiary support for this as the north or central wings do not have identifying building numbers while other extant buildings retained their building numbers in later Sanborn Maps.



Figure 4: Sanborn Fire Insurance Map 1921 Sheet 399o (left) and 1950 Sheet 399o (right) showing the resource’s south wing as #143, “Room.”

12 Coughran, “White City,” p.55-56.



MEMORANDUM

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Again, while the above theory may not necessarily lack merit, it does not explain or address the ‘Room’ #143’s absence of the front porch and fenestration.

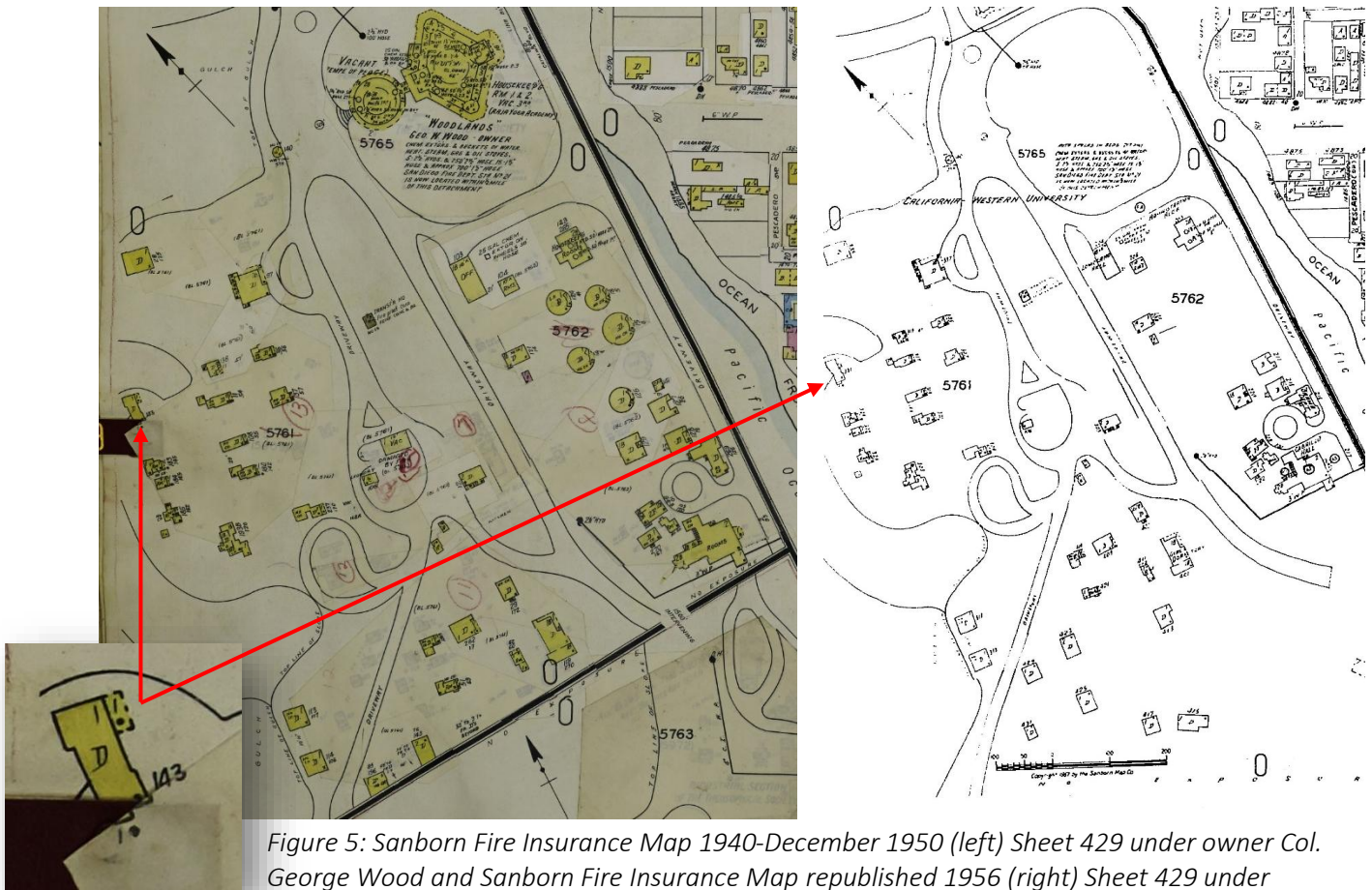


Figure 5: Sanborn Fire Insurance Map 1940-December 1950 (left) Sheet 429 under owner Col. George Wood and Sanborn Fire Insurance Map republished 1956 (right) Sheet 429 under California Western University showing the ‘Room’ #143 as the south wing of the building, now with added central and north wings.

Finally, only ‘Room’ #143, current south wing, appears to be associated with the Theosophical Society having been present during the Society’s occupancy at the Point Loma site. The building, previously noted as a Dwelling #143A was built in the sometime in the 1940s after the Theosophical Society relocated to Covina, California.



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Rarity of the Resource – Heritage agrees that the resource, 4101 Lomaland Drive #1's south wing ('Room' #143), can be categorized as rare due the south wing being present during the occupancy of the Theosophical Society in Point Loma and as the last representative of the Theosophical Society's only remaining adult-student boarding rooms. As such, the existing resource's level of integrity should be analyzed using the evaluation criteria noted below.

According to the *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*,

"All properties change over time. It is not necessary for a property to retain all its historic physical features or characteristics. The property must retain, however, the essential physical features that enable it to convey its historic integrity. The essential physical features are those features that define both the *why* a property is significant (Applicable Criteria and Areas of Significance) and *when* it was significant (Period of Significance). They are the features without which a property can no longer be identified, for instance, a late 19th century dairy barn or an early 20th century commercial district."¹³

Under 'Rare Examples of a Property Type,' the National Register Bulletin notes,

"The property must have the essential physical features that enable it to convey its historic character or information. The rarity and poor condition, however, of other extant examples of the type may justify accepting a greater degree of alteration or fewer features, provided that enough of the property survives for it to be a significant resource."¹⁴

The National Register Bulletin further states,

"A basic integrity test of a property associated with an important event or person is whether a historical contemporary would recognize the property as it exists today."

The question remains: Does 'Room' #143 have enough of its essential physical features in its current state or condition to convey its historic significance as a single-room, adult-student boarding room? Has enough of the original resource survived over the years to be a significant resource? Would a historical contemporary recognize the building as it exists today?

13 National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*. (Washington D.C.: U.S. Government Printing Office, 1991), p. 46.

14 National Park Service, *National Register Bulletin*, p. 47.



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In Heritage’s professional opinion, the answer to all these National Register Bulletin questions is ‘No.’ The building, in its current state, no longer emulates the single-room boarding facility utilized for adult students. Further, the building no longer retains its original massing nor its original fenestration including entry orientation and windows. The resource has two wing additions with the current entry to the residence located at the north wing. The only original extant materials include its board and batten cladding, west casement window, attic vent, as well as its gable roof feature. Due to its lack of integrity, the resource no longer retains enough of its essential character-defining features for it to be historically recognizable. Further, a 1910-1921s contemporary would not recognize the building in its current form, as a single-room, adult-student boarding room built during that period of time.

Sanborn Fire Insurance Maps and Historical Photographs - The rectangular, one-story building is noted as #143, a ‘Room’ in the 1921 Sanborn Map. It is oriented east to west with the primary entry facing east with a full width porch. The wood framed building has a composition roof covering and does not include a chimney. The building appears to measure 15’x22’ (including the front porch). According to the 1928 historical photograph looking east, the resource has a gable roof and includes a casement window at the west gable end.



Figure 6: Aerial photograph showing 4101 Lomaland Drive #1 at the bottom left, 1928. Source: San Diego History Center.

In the 1950 Sanborn Map Sheet 399o, #143A (noted as “D” for dwelling), appears 32’ north of Room #143. Theories regarding #143A association as the north wing of the existing building is questionable as Room #143A does not match current building measurement of the north wing and the distance of 32’ between Rooms #143 and Room #143A is too large. Furthermore, the 1940-December 1950 Sanborn Map Sheet 429 does not identify the north wing as #143A, while the other extant buildings continue to be identified by their former and new building numbers.



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Figure 7: Aerial photographs in 1966 (left) and 1972 (right) showing the central and north wing additions to 4101 Lomaland Drive #1. Source: historicaerials

The resource's current condition includes following:

The original 'Room' #143 rectangular building appears to be the south wing of the 4101 Lomaland Drive #1 residence. Based on the Sanborn Map, the wood framed, board and batten clad, single story building's full width porch at its primary east façade was possibly infilled or removed, a 1x1 wood framed casement window was installed at the enclosed wall, and the east entry door was removed with a door added to the south façade along with an uncovered wood deck. The south façade also includes a 1x1 wood framed casement window, similar to the east façade window, which appears old but is likely not original to the building as it is missing the horizontal muntin feature. At the southwest corner of the south façade, a shed-roof addition was constructed when the central and north wings were added. At the west façade there appears to be an original 1x1 divided lite casement window with horizontal muntin.

Based on the Sanborn Map, changes to the buildings located in this area began after the Theosophical Society left the site in the 1941, which coincides with the later Sanborn Map and the 1966 and 1972 aerial photos. Changes to 'Room' #143 (south wing, 4101 Lomaland Drive #1) between 1941-1965 include a cross-gable central-wing that connects to a front gabled north



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wing addition. The central wing's rear west façade includes an enclosed wood porch addition. The north wing addition contains a covered main entry at its east façade and has an added chimney along the north façade. Fenestration throughout consists of 1x1 casement wood framed windows.



Figure 8: 4101 Lomaland Drive #1 showing changes over time.

Changes to the resource over time include:

Primary façade orientation – The original primary façade at 'Room' #143 has been heavily modified with the original front porch either removed or in-filled, removal of the original east entry door, and added east wood casement window. The new primary entry has been relocated to the east façade of the north wing addition. A secondary entry has been added to the south façade of the original 'Room' #143.



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Massing – the additions to the original rectangular building has more than doubled the size and proportion of the original resource. This includes the southwest shed-roof addition and wood deck; the central cross-gable wing with enclosed porch at the west side; and north wing with uncovered brick front porch.

Window and Door Pattern – The original window and door pattern of ‘Room’ #143 has been altered. The only extant original window is located at the west façade of the original structure. The original porch at the east façade was either removed or infilled and its original entry door removed. The east façade now includes a non-original casement window. The south façade includes a renovated casement window and the addition of a south door. The south and east windows appear to be from the same 1940-1950s era.

Summary of changes:

- Removal or infill front porch and new fenestration at the primary east façade of the original south wing structure.
- Non-original uncovered wood porch at the south façade.
- Addition to the north consisting of the central and north wing.
- Non-original brick masonry chimney at the north facade.
- Infilled wood porch at the central wing’s rear west façade.

In conclusion, although the extant building’s south wing, ‘Room’ #143, is a rare example of the Theosophical Society’s vernacular adult-student boarding room building, the building no longer exemplifies its essential features that enable it to convey its historic character or information from its ca. 1910-1921 period within the context of the Theosophical Society’s role in San Diego’s cultural history.

4101 Lomaland Drive #3

Association with Master Architect Richard Lareau

To date Master Architect Richard Lareau’s direct association with Unit #3’s design continues to be inconclusive. Lareau is known for designing many of the buildings for the California Western University campus from the late 1950s to the 1960s. This would account for his work on Unit #2 residence. However, Unit #3 was constructed in 1972, a few years after Lareau’s work at the University ceased and when began his Master Plan project for the campus of the United States International University (USIU, now Alliant University) in Scripps Ranch. Further, historical drawings, articles, firm and architectural resumes, and previous attempts to contact the



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firm/architect have failed to cite or affirm this building's direct association with the late Master Architect Richard Lareau.

Building Integrity and Impacts in Relation to Unit #4

Unit #3 of 4101 Lomaland Drive was constructed in 1972. Changes to the resource that are visible from the primary façade include an extended ca. 1980 carport and the addition of Unit #4 at the northeast corner of the primary façade. Other changes include a wood deck addition at the west façade and a southeast corner addition at the east façade that are not readily visible from the driveway. Impacts of the additions are extensive, including both the extended carport and Unit #4 which are both visible and are located at the primary façade. If these additions were on a street-facing residential building, the resource would likely not be eligible for local designation.



Figure 9: 4101 Lomaland Drive #3 showing the extended carport cover to the right and Unit #4 addition to the left behind the vehicle. Both are located at the primary façade.



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Figure 10: Close up of 4101 Lomaland Drive Unit #4 attached to Unit #3.

Summary of changes:

- Extended wood framed covered carport at the primary north façade.
- Unit #4 attached addition at the northeast corner of the primary façade.
- Addition to the secondary southeast corner of the resource with an asphalt sheet shed roof.
- Non-original uncovered wood porch at the secondary west façade.



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Figure 11: 4101 Lomaland Drive Unit #3 noted alterations over time.

Conclusion

Based upon further investigation and information provided in Mr. Coughran's Thesis, Heritage agrees that 4101 Lomaland Drive #1's south wing, also identified as 'Room' #143 in Sanborn Fire Insurance Maps, is a rare remnant of a vernacular adult-student building located at the west portion of the former Theosophical Society's property. However, the south wing's existing condition, with the missing original east porch, removal of the original east entry door, addition of a non-original window to the east façade, plus additions to the south façade as well as the larger central and north wings, have diminished the resource's essential features that enables it to convey its historic character or information from its ca. 1910-1921 period. The only remaining



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materials from this period are the board and batten cladding and the west casement window and attic vent.

Further, to date it remains inconclusive to associate 4101 Lomaland Drive Unit #3 with Master Architect Richard Lareau as Mr. Lareau had completed his work on this University site and moved on to work on the Master Plan project for the USIU campus in Scripps Ranch during the construction of Unit #3 in 1972. Also, Unit #3's integrity is compromised by the addition of Unit #4 to the east primary facade and the extension of the carport, also at the building's primary façade.

Therefore, Heritage's the findings noted within the Historical Resource Technical Report – 4101 Lomaland Drive #1-4 San Diego, CA 92106 remains unchanged and that Units #1, 3, and 4 are not eligible for listing in the local, state, or national registers due to their overall loss of integrity.