



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