



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 11, 2026 REPORT NO. HRB-26-035

HEARING DATE: September 24, 2026

SUBJECT: **ITEM #2- ALFRED BOWMAN COTTAGE**

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

APPLICANT: Jonathan Mann; represented by BFS Environmental Services

LOCATION: 601-605 Marine Street, La Jolla Community, Council District 1
APN 351-024-0100

DESCRIPTION: Consider the designation of the Alfred Bowman House located at 601-605 Marine Street as a historical resource.

STAFF RECOMMENDATION

Designate the Alfred Bowman Cottage at 601-605 Marine Street as a historical resource with a period of significance of 1908-1914 under HRB Criterion A. The designation excludes the rear detached two-story unit with garage constructed outside the period of significance. This recommendation is based on the following finding:

The resource is a special element of La Jolla's historical, cultural, social, economic, aesthetic, and architectural development and retains integrity to the 1908-1914 period of significance. Specifically, the resource, which embodies the character defining features of Beach Cottage architecture, is a part of a finite and limited number of beach cottages remaining which reflect the early development history of La Jolla and retain integrity for that association.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the property is historically significant as part of a constraints analysis for future development.

The property was located within the boundaries of the [1977 La Jolla Historical Survey](#) and was identified as "601 Marine Street".

The historic name of the resource, the Alfred Bowman Cottage, has been identified consistent with the Board's adopted naming policy and reflects the name of Alfred Bowman, who constructed the house as his personal residence.

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

The property located at 601-605 Marine Street is a two-story, Craftsman style single-family residence constructed in 1908 in the La Jolla Community Planning Area. Other buildings and structures on the site include a two-story dwelling unit with an attached garage. The property is located on a corner lot in a residential neighborhood. The property is in its original location.

Since its construction in 1908, the property has been modified as follows: in 1914, single-story additions were constructed at the north and south elevations of the home. Prior to 1970, a fascia board with extended ends and wood beams was added to the front gable; wood boards were added to the upper portion of the front porch just below the roof; the front porch posts were replaced, and new wood posts and railings were added. Between 1964 and 1974, a wraparound porch was added to the rear (east) and south elevations, and it was removed in 2001. At an unknown date, windows throughout the home were replaced with vinyl windows in their original openings, a small shed-roof storage addition was constructed on the south elevation, and a louvered attic vent was added on the west elevation. In 2001, a detached two-story dwelling unit, addressed at 605 Marine Street, was constructed at the rear (east) portion of the lot. Between 2019 and 2021, the second-floor front elevation balcony railing was replaced with wood framing and steel cables.

A Historical Resource Research Report was prepared by BFS Environmental Services, which concludes that the resource is not eligible for designation under any HRB Criteria. Staff disagrees,

finding that the site is a significant historical resource under HRB Criterion A. This determination is consistent with the [Guidelines for the Application of Historical Resources Board Designation Criteria](#), as follows.

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

The village of La Jolla began in the 1880s during the "boom" period of San Diego's history as a small coastal community. One of the first land tracts in the area was La Jolla Park, which was developed in 1887 by Frank Botsford and was the first subdivision to have identified lots and streets. The first permanent residence in La Jolla was constructed that same year. Historian Patricia Schaechlin described La Jolla's early history as follows: "In 1888, the land collapse left a scraggly collection of cottages, few residents, no improvements and little hope.... La Jolla experienced a steady growth in the first two decades of the twentieth century, a time when the community became a village. It grew from a 350 population, some one hundred houses, to a village and a popular resort with a commercial base of tourism large enough to support its permanent residents.

Beach Cottages were the dominant housing type in La Jolla during the 1880s through the 1930's. The Beach Cottage style was ideal for use as a summer or winter retreat or, even though lacking in many modern conveniences, they could be and were used as permanent residences. Early beach cottages were characterized (in part) as smaller dwellings, typically one story, with a low pitched roof and exposed rafters; wood siding; a small front porch and garden area; and an orientation toward any available beach or coastal view. Originally known by name, the cottages were not given proper addresses until 1913. By the 1920s, the population had increased to over 2,500 people and the tourism industry was firmly established. Hotels were constructed in increasing numbers, and as the famous and wealthy began to vacation there, the cottages were no longer seen as suitable accommodations. Increased population, tourism and wealth, coupled with shifting architectural preferences, caused Beach Cottages to fall out of favor through the late 1920s and 1930s. In the following decades, many of these early cottages were relocated to less desirable inland lots.

The resource located at 601-605 Marine Street, was identified, but it was not given a name, in the 1977 La Jolla Historical Survey. The cottage exhibits the primary characteristics typical of La Jolla beach cottages; two stories, a small to medium-sized residence, a gabled roof with dormers, exposed rafters, a modest front porch, horizontal wood lap siding, wood double-hung windows, an exterior brick chimney, and a garden area.

Of the seven aspects of integrity, location, setting, feeling and association are the most critical to the property's ability to convey significance under HRB Criterion A as a special element of the City's development. The 1914 north and south elevation additions were constructed during the La Jolla beach cottage period of significance of the 1880s to the 1930s and are consistent with the compact and balanced form typically associated with beach cottages. The period of significance has been extended to capture the construction of these additions. The addition and removal of the porch at the rear and south elevations and the addition of a storage structure to the south elevation have minimal impact on the resource. The two-story detached unit and garage were constructed at the rear of the residence and are consistent with the residential setting.

Other modifications have impacted the original design of the resource, including the addition of a fascia board with extended ends and beams to the front gable, addition of wood boards to the upper portion of the front porch, replacement of the front porch posts, addition of handrails to the front porch, and the addition of a louvered attic vent; however, these do not impact the resource's setting, location, association or feeling, which are the fundamental aspects of integrity related to historical, cultural, social, and economic development under Criterion A. While the vinyl window replacements within the original openings, the replacement of the balcony railing with wood framing and steel cables, and the addition of new front porch posts are not historically appropriate, they do not significantly impact the character defining features of a La Jolla beach cottage or impair the resource's ability to convey its significance as an early residential structure. Therefore, the property retains integrity to its 1908-1914 period of significance under HRB Criterion A.

Significance Statement: The resource is a special element of La Jolla's historical, cultural, social, economic, aesthetic, and architectural development and retains integrity to its 1908 -1914 period of significance. Specifically, the resource, which embodies the character defining features of Beach Cottage architecture, is part of a finite and limited number of beach cottages remaining which reflect the early development history of La Jolla and retain integrity for that association. Therefore, staff recommends designation under HRB Criterion A.

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

Alfred Bowman designed and constructed the subject resource in 1908 and lived there until 1920. Bowman was born in 1881 in Sweden and came to the United States 1902. Following the construction of the subject resource, Bowman worked as an independent contractor and constructed several homes in the La Jolla area. Around 1925, Bowman opened Bowman Hardwood Company, which he sold in 1930 and retired to Sweden. When the buyers failed, Bowman returned to San Diego in 1931. He gradually returned to hardwood sales and building supplies, establishing the Bowman Building Supply Company, which he would manage until his death in 1942

According to the Historical Resources Research Report, Bowman did not make any demonstrable achievements or contributions to the history of San Diego, the state, or the nation.

Alfred Bowman and subsequent owners and tenants of the property at 601-605 Marine Street did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B. As the property is not significant under Criterion B, an evaluation of integrity as it relates to Criterion B is not relevant or required.

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 property located at 601-605 Marine Street is a two-story single-family residence built in 1908 in the Craftsman style. The resource features a high-pitched front gable and shed roofs with wide overhanging eaves, two shed-roof dormers, and horizontal wood lap siding. Fenestration consists primarily of wood double-hung mixed with vinyl replacement windows. The primary elevation faces west towards Cuvier Street and features a partial-width porch supported by simple square wood

posts, and a wood entry door. This elevation also features a second-floor balcony with steel cable railing and wood framing and a wood multi-lite door. The property's north elevation faces Marine Street and features a brick chimney, two 12-lite fixed windows, and a wood double-hung tripartite window. A detached two-story unit with a garage is located at the rear, to the east of the subject residence.

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 C as a resource that embodies the distinctive characteristics of Craftsman style. The property exhibits several character-finishing features of the style; however, the property lacks integrity under HRB Criterion C. The addition and removal of the porch at the rear and south elevations, the addition of a storage structure to the south elevation, the addition of a detached rear two-story dwelling unit have minimal impact to the resource. The 1914 north and south elevation additions are early modifications and are consistent with the Craftsman style.

The vinyl window replacements within the original opening, the replacement of the original balcony railing with steel cables and wood framing, and the addition of new front porch posts detract from the original design, materials, and workmanship. Modifications including the addition of a fascia board with extended ends and beams to the front gable, replacement of wood posts to the porch, and addition of a louvered attic vent, and addition of handrails to the porch also impact the integrity of character defining features of the Craftsman style. Cumulatively, these changes significantly impact the integrity of design, materials, and workmanship. Therefore, staff does not recommend designation under HRB Criterion C.

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

The subject resource was designed and constructed by the original owner, Alfred Bowman. Bowman has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him as such at this time. Therefore, staff does not recommend designation under HRB Criterion D. As the property is not significant under Criterion D, an evaluation of integrity as it relates to Criterion D is not relevant or required.

CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The property at 601-605 Marine Street has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E. As the property is not significant under Criterion E, an evaluation of integrity as it relates to Criterion E is not relevant or required.

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

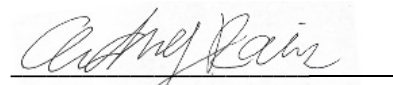
The property at 601-605 Marine Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F. As the property is not significant under Criterion F, an evaluation of integrity as it relates to Criterion F is not relevant or required.

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 Alfred Bowman House located at 601-605 Marine Street be designated with a period of significance of 1908-1914 under HRB Criterion A as a special element of the development of the La Jolla community. The designation excludes the rear detached two-story unit with garage constructed outside the period of significance.



Audrey Rains
Assistant Planner
City Planning Department



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

AR/ss

Attachment(s):

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

RESOLUTION NUMBER N/A

ADOPTED ON 9/24/2026

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/24/2026, to consider the historical designation of the **ALFRED BOWMAN HOUSE** (owned by Jonathan P Mann, 5550 Honors Drive, San Diego, CA 92122) located at **601-605 Marine Street, San Diego, CA 92037**, APN: **351-024-0100**, further described as BLK 13 LOT 1 (EX ST)N 49 FT 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 ALFRED BOWMAN HOUSE on the following finding:

The property is historically significant under CRITERION A as a special element of La Jolla's historical, cultural, social, economic, aesthetic, and architectural development and retains integrity to the 1908 period of significance. Specifically, the resource, which embodies the character defining features of Beach Cottage architecture, are part of a finite and limited number of beach cottages remaining which reflect the early development history of La Jolla and retain integrity for that association. 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 rear detached two-story unit with garage, 605 Marine Street, constructed outside the period of significance.

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