



THE CITY OF SAN DIEGO

Historical Resources Board

DATE ISSUED: May 14, 2009 REPORT NO. HRB-09-032

ATTENTION: Historical Resources Board
Agenda of May 28th, 2009

SUBJECT: **ITEM #6 –Robert & Lulu Bolam House**

APPLICANT: Christine A. Newman, owner; represented by Paul & Sarai Johnson

LOCATION: 4115 Twiggs Street, Old Town Community, Council District 2

DESCRIPTION: Consider the designation of the Robert & Lulu Bolam House located at 4115 Twiggs Street as a historical resource.

STAFF RECOMMENDATION

Designate the Robert & Lulu Bolam House, excluding the rear detached garage, as a historical resource under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies distinctive characteristics of Spanish Eclectic architecture through retention of character defining features of the style, and retains integrity from its period of significance, the construction date of 1929.

BACKGROUND

This item is being brought before the Historical Resources Board in at the owner's request to have the property designated as a historical resource. The house at 4115 Twiggs Street was designed by architect Arthur J. Hamilton and built by Joseph C. Kelley for Robert and Lulu Bolam, the owners at the time of construction and the first occupants of the house.



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Staff recommends the name of the resource as Robert & Lulu Bolam House. While only Lulu Bolam is listed as the owner on the Notice of Completion, the chain of title lists husband and wife together as owners on other transactions, and the two occupied the house together according to the directory listings.

ANALYSIS

A historical resource research report was prepared by Paul and Sarai Johnson, which concludes that the property at 4115 Twiggs Street is significant under HRB Criteria A and C. Staff concurs that the property is significant under HRB Criterion C, 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 consultant report recommends designation under HRB Criterion A because it was built two blocks from the Old Town square, and is the only residence in Old Town that reflects the evolution and adaptation of the original Spanish Colonial style of architecture. Staff feels that sufficient evidence was not provided in the consultant report to substantiate this, and therefore does not recommend designation under Criterion A.

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.

4115 Twiggs Street is a single story, approximately 1,400 square feet single family home built on a 50' x 100' lot. Built in 1929, the home reflects character defining features of the Spanish Eclectic style such as stucco exterior finish, a low pitch mission tile roof with exposed timber rafter tails, and an asymmetrical façade consisting of a courtyard entry enclosed on the west by a large front facing gable with clay pipe attic vents and a focal window. Enclosing the east end of the courtyard is a smaller projection topped with a hipped roof. Beyond the front gabled and hipped roof area is a rear flat section with a parapet surround capped with mission tiles.

The front courtyard entry is enclosed by a low stucco wall of varying height which projects slightly from the large gable and turns to extend eastward toward the driveway. A wrought iron gate provides access to the courtyard via a path up the center of the yard from the sidewalk. Beyond the gate, concrete steps lead to the ornate front entry which consists of an arched top paneled wood door with a glass viewing window behind an iron grille, recessed from the wall plane and accented by a decorative surround. The entry exhibits original door hardware and a mail slot, as well as an unusual wrought iron doorbell adjacent to the front door.

Fenestration on the house consists of original wood doors and windows, and some non historic windows that were placed in historic window openings. On the front elevation, an ornate focal window with an arched fixed center pane flanked by operable multi-light casements is present on the larger, western, gable, and a smaller pair of multi-light casement windows is centered on the opposite, eastern, gable.

Alterations to the house are concentrated toward the rear and on the western elevation. Two windows on the west elevation adjacent to the neighboring driveway closest to the street have been replaced with aluminum windows in the historic openings. These replacements appear to be sash replacements only and are reversible, as the historic openings and wood frames remain. A third window at the center of this elevation appears to have been replaced in a slightly altered opening. No wood frame exists in this location to clearly indicate the original size; however, the consultant report provides a historic photo dating to 1937 which clearly indicates that a window of a similar size, perhaps slightly larger, historically existed in this location.

A 361 square foot addition is present at the rear of this elevation, starting approximately at the location of the downspout. This addition is identified by non historic elements including a popout with glass block and a slight change in stucco texture from the original to the new. The addition dates from two different alterations, the first is a 234 square foot remodel noted in the building record in 1965. This date is supported by the absence of the alteration on the 1956 Sanborn map, and presence of the addition in the 1966 historic aerial photo provided in the consultant report. The residential building record also notes a 127 square foot addition in 1994. This addition is located at the rear of the 1965 addition. A non historic wood trellis located in the back patio area. The trellis is not visible from the public right of way and may have been constructed at the time of the 1994 addition. Because these additions are small in scale, and are concentrated in one location at the rear, southwest corner, of the property, staff does not believe that they adversely impact the historic, approximately 1,100 square feet, portion of the house.

A concrete driveway leads from the street to a detached garage at the rear of the lot. The one car garage is stucco, with a flat roof and parapet surround and tile shed roof eyebrow projection below. No alterations to the garage are listed in the consultant report; however the Sanborn maps show a small square footprint, while the present garage has a wider, more rectangular, appearance. Additionally, the garage has a non historic entry door and small aluminum frame window on the front elevation adjacent to the non-historic garage door. Staff believes that these alterations are sufficient to compromise the integrity of the garage such that it should be excluded from the designation.

In conclusion, staff recommends the HRB designate the Robert & Lulu Bolam House, exclusive of the detached garage, under HRB Criterion C for its representation of Spanish Eclectic style architecture retaining a good level of integrity.

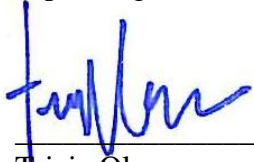
OTHER CONSIDERATIONS

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, staff recommends that the HRB designate the Robert & Lulu Bolam House under HRB Criteria C.

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.



Tricia Olsen
Associate Planner



Cathy Winterrowd
Senior Planner/Program Coordinator

TO/cw

Attachments: Draft Resolution
Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 5/28/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/28/2009, to consider the historical designation of the **Robert & Lulu Bolam House** (owned by Christine A. Newman, 4115 Twiggs Street, San Diego, CA 92103) located at **4115 Twiggs Street, San Diego, CA 92103**, APN: **442-662-03-00**, further described as Lot1 Block 464 Old San Diego Addition Map #40 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.**, 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 Robert & Lulu Bolam House, excluding the rear detached garage, on the following finding:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of Spanish Eclectic architecture through retention of character defining features of the style, and retains integrity from its period of significance, the construction date of 1929.

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. .**

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: _____
JOHN LEMMO, Chair
Historical Resources Board

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

BY: _____
NINA FAIN
Deputy City Attorney