



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: November 3, 2022 REPORT NO. HRB-22-046

HEARING DATE: November 17, 2022

SUBJECT: **ITEM #05 – Charles Poyser House**

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

APPLICANT: Paul Gherini & Natalie Vanwingerden, Alexander Buggy & Jamie Altman;  
represented by Scott A. Moomjian

LOCATION: 2984 E Street, Greater Golden Hill Community, Council District 3  
APN 539-591-12-00

DESCRIPTION: Consider the designation of the Charles Poyser House located at 2984 E Street as a historical resource.

### STAFF RECOMMENDATION

Designate the Charles Poyser House located at 2984 E Street as a historical resource with a period of significance of 1912 under HRB Criterion C. The designation excludes the detached garage, the rooftop addition, and the rear attached addition, which were built outside the period of significance. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of Craftsman style and retains a good level of architectural integrity from its period of significance. Specifically, the resource features a cross-gabled roof form, full-width front porch, tapered square porch columns, one-and-a-half story height, horizontal wood siding, gabled dormer, wooden double-hung and paired double-hung windows, and cottage windows.

### 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 subject property is a single-family home located on a street with similarly scaled one-and-two story residences. The site also contains a detached garage.

The property was located within the boundary of the [2016 Golden Hill Community Plan Area Historic Resources Survey](#), but was not identified in the survey because it was not evaluated.

The historic name of the resource, the Charles Poyser House, has been identified consistent with the Board's adopted naming policy and reflects the name of Charles M. Poyser, constructed the house as their personal residence.

## ANALYSIS

A Historical Resource Research Report was prepared by Scott A. Moomjian, which concludes that the resource is not significant under any adopted HRB Criteria. Staff disagrees and finds that the site is a significant historical resource under HRB Criterion C. 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.*

Research into the history of the property at 2984 E Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Greater Golden Hill's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

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

Research into the owners and tenants of the property at 2984 E 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.

*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 resource is a one-and-a-half-story residence constructed in the Craftsman style in 1912. It features horizontal wood siding, a cross-gabled roof form with gables present on the side and rear elevations, a front-facing dormer, and a full-width front porch. A stucco-clad brick chimney is present, penetrating the roof ridge. Two additions are located behind the original building – one addition is a ground-level extension with a shed roof attached to the building constructed in 1939; a second addition, built c. 1930-1969, is oriented directly on top of the northern portion of the original building at the attic level. This rooftop addition has a gable roof matching the pitch of the existing roof. When viewed from the side, it resembles a shed dormer.

The south, primary elevation is symmetrical and contains an open full-width front porch. The porch cover is supported by four square-shaped wooden columns with a slight taper; the columns are set on a solid stucco balustrade topped with a wall cap. The front door is a four-lite sash door with paneling. Flanking the front door are two one-over-one double-hung wood windows – one on each side. The flooring on the front patio and stairs is non-original, as are the stair railings. The front-

facing gabled dormer is centered and features single-lite casement windows. The east elevation exhibits uniform wood siding. Fenestration consists of double-hung windows, paired double-hung windows, and two square windows; a glazed door is also present. On the non-original portion of the house, a glazed door and picture window are present. The west elevation of the house features a window bay with tripartite cottage windows. An exterior ladder provides access to the attic level, and platform is installed above the window bay. Fenestration along this elevation includes double-hung windows of various sizes. The rear elevation contains a glazed door, three windows, a minisplit, and a tankless water heater.

Modifications on the property include a 1939 rear addition, a 1930-1969 rooftop addition, a post-1969 west elevation staircase, and the undated stuccoing of the brick chimney. Other modifications to the site include the removal of a standalone lattice (post-1956) and alterations to the garage. At an unknown date between 1912 and 2007, the front porch was enclosed, and stone veneer cladding was installed on the porch balustrade. The porch was glassed-in with dual-pane, wood casement windows with upper transoms. The enclosure also featured a door with sidelites. All these non-original features were removed as a part of a circa 2017 renovation. The wooden porch columns appear original and had previously been incorporated into the enclosed porch. The stucco cladding of the porch is historically appropriate, and no evidence has been provided to determine that the restoration was done inaccurately. Overall, these modifications do not significantly impair integrity of design, materials, workmanship or feeling as it relates to HRB Criterion C.

With origins in the British Arts and Crafts movement, which was born in response to the overly ornate Victorian aesthetic and the highly mechanized Industrial Revolution, Craftsman style architecture was popular in the United States largely between 1905 and 1930. Early examples by Greene and Greene were highly publicized in magazines, thus familiarizing the rest of the nation with the style. Character defining features of Craftsman architecture include a low-pitched, gabled roof with wide, unenclosed eave overhang; exposed roof rafters; decorative beams or braces; full or partial-width porches supported by tapered square columns or pedestals; wood or stucco cladding; and wood frame and sash windows in fixed, double hung and casement varieties.

Significance Statement: The house continues to convey the historic significance of the Craftsman style by embodying the historic characteristics associated with the style; including a cross-gabled roof form, full-width front porch, tapered square porch columns, one-and-a-half story height, horizontal wood siding, a gabled dormer, wooden double-hung windows and paired double-hung windows, and cottage windows.

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

Research into the construction of the property at 2984 E Street failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for designation under HRB Criterion D.

*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 2984 E 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.

*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 2984 E Street is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

#### 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 Charles Poyser House located at 2984 E Street be designated with a period of significance of 1912 under HRB Criterion C. The designation excludes the detached garage, the rooftop addition, and the rear attached addition, which were built outside the period of significance.



Alvin Lin  
Assistant Planner



Suzanne Segur  
Senior Planner/ HRB Liaison  
Development Services Department

al/SS

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 11/17/2022

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/17/2022, to consider the historical designation of the **Charles Poyser House** (owned by Paul Gherini & Natalie Vanwingerden & Alexander Buggy & Jamie Altman, 2660 Figueroa Blvd, San Diego, CA 92109) located at **2984 E Street, San Diego, CA 92102**, APN: **539-591-12-00**, further described as BLK 86 LOTS 45 & 46 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 Charles Poyser 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 Craftsman style and retains a good level of architectural integrity from its 1912 period of significance. Specifically, the resource features a cross-gabled roof form, full-width front porch, tapered square porch columns, one-and-a-half story height, horizontal wood siding, gabled dormer, wooden double-hung and paired double-hung windows, and cottage windows. 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 detached garage, the rooftop addition, and the rear attached addition, which were built 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: \_\_\_\_\_  
TIM HUTTER, Chair  
Historical Resources Board

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
LINDSEY SEBASTIAN,  
Deputy City Attorney

RECORDING REQUESTED BY  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT

**WHEN RECORDED MAIL TO**

HISTORICAL RESOURCES BOARD  
ATTN: HRB SECRETARY  
1222 FIRST AVENUE, MS 501  
SAN DIEGO, CA 92101

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

**2984 E Street, San Diego, CA 92102**

ASSESSOR PARCEL NUMBER **539-591-12-00**

HISTORICAL RESOURCES BOARD NUMBER **0**