



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: March 13, 2026 REPORT NO. HRB-26-012

HEARING DATE: March 26, 2026

SUBJECT: **ITEM #3- ANNA WISMER AND MARION FISH HOUSE**

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

APPLICANT: Erin Sweeney and Tyler Rice

LOCATION: 1010 Sutter Street, Uptown Community, Council District 3
APN 451-172-0500

DESCRIPTION: Consider the designation of the Anna Wismer and Marion Fish House at 1010 Sutter Street as a historical resource.

STAFF RECOMMENDATION

Designate the Anna Wismer and Marion Fish House, located at 1010 Sutter Street, as a historical resource, with a period of significance of 1912 under HRB Criterion C. The designation excludes the 308-square-foot first-floor addition and the 115-square-foot second-story dormer addition constructed 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 the Craftsman style and retains integrity to its 1912 period of significance. Specifically, the resource features a medium-pitched side-gabled roof, a central gable dormer with decorative columns, wide unenclosed eaves, decorative rafter tails, triangular knee braces, horizontal wood clapboard siding, a partial-width front porch with battered columns, and wood single and multi-lite double-hung, fixed, and casement windows.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource.

The property was identified in the [2016 Uptown Community Plan Area Historic Resources Survey Report](#) and given a Status Code of 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation."

The historic name of the resource, Anna Wismer and Marion Fish House has been identified consistent with the Board's adopted naming policy and reflects the name of Anna Wismer and Marion Fish House, who constructed the house as their 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 1010 Sutter Street is a two-story, Craftsman style single-family residential building constructed in 1912 in the Uptown Community Planning Area. The resource is located on the north side of Sutter Street in a residentially zoned neighborhood. The property is in its original location.

Since its construction in 1912, the property has been modified as follows: the south, primary façade gable dormer appears to have been enclosed through the installation of single lite wood casement and fixed windows prior to 1970, stucco was applied to the brick chimney after 1970, the south façade dormer window openings were modified and replaced non-historic fixed and slider windows between 2009 and 2011, and a wood gate and a metal pipe handrail were added to the south façade at an unknown date. The wood gate on the south façade was removed, and the driveway gate was replaced between 2022 and 2023. In 2023, a combination building permit for a remodel/addition was approved, which included the addition of a master bedroom to the 1st floor, and the additions of a powder room and an additional bathroom on the 2nd floor, resulting in 423 square feet being added. Additional work done as part of the project includes the replacement of the south façade dormer windows with wood fixed and casement windows, the removal of an interior chimney, the interior infill of two window openings on the east façade, and the removal of the metal pipe handrail on the south façade. This work was reviewed and deemed consistent with the US Secretary of the Interior's Standards by Heritage Preservation staff. In 2023 the original front porch flooring material was restored and between 2023 and 2024, the chimney was restuccoed with a fine sand finish, a retaining wall on the south façade was repaired, and stucco was applied to a concrete block retaining wall on the south façade. In 2025, the property underwent a lot line adjustment, which resulted in the APN being changed from 451-172-0200 to 451-172-0500.

A Historical Resource Research Report was prepared by BFS Environmental Services, a Perennial Company, which concludes that the resource is significant under HRB Criterion C, and staff concurs. 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 subject resource is a two-story single-family residence constructed in 1912 in the Craftsman style. It features a medium-pitched side-gabled roof with composition shingles, a central gable dormer with decorative columns, wide unenclosed eaves, decorative rafter tails, and triangular knee braces. The resource is clad in a horizontal wood clapboard siding with a belt course between the first and second floors, and a stucco chimney on the east façade. Fenestration consists primarily of single and multi-lite wood double-hung, fixed, and casement windows. The property's primary façade faces south and is accessed from Sutter Street by concrete stairs and a walkway. A partial-width front porch is located on the east side of the south façade and features wood steps, battered columns, a wood entry door, and a wood double-hung window. A 9-over-1 wood tripartite cottage window is located on the west side of the south façade. A second-story shed dormer addition is located at the north façade, along with a first-story master bedroom addition set towards to west.

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.

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 the Craftsman style. The modifications, including the enclosure of the south façade gable dormer and the application of stucco to the chimney, impact the resource, but they do not significantly impair its ability to convey significance under HRB Criterion C. The dormer enclosure retained the original columns and opening size and used simplified glazing. The 2023 addition/remodel was reviewed and deemed consistent with the US Secretary of the Interior's Standards by Heritage Preservation staff. This project included the addition of a master bedroom to the 1st floor, and the additions of a powder room and an additional bathroom on the 2nd floor, replacement of the south façade dormer windows with wood fixed and casement windows, the removal of an interior chimney, the interior infill of two window openings on the east façade, and the removal of the metal pipe handrail on the south façade. The original porch flooring material was restored, and the additional modifications to the south façade including the addition and removal of a wood gate and a metal handrail, the replacement of the driveway gate, and the application of stucco to a concrete block retaining wall do not impact significant character-defining features. The lot line adjustment, which separated the rear of the parcel from subject resource, has an insignificant impact on integrity. Therefore, the property retains integrity to its 1912 period of significance under HRB Criterion C.

Significance Statement: The resource continues to convey the historic significance of the Craftsman style by embodying the historic characteristics associated with the style; including a medium pitched side gabled roof with wide unenclosed eaves, decorative rafter tails, triangular knee braces, a central gable dormer with

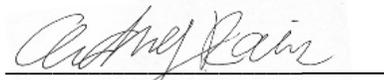
decorative columns, horizontal wood clapboard siding, a partial width front porch with battered columns, wood single and multi-lite double-hung, fixed, and casement windows. Therefore, staff recommends designation under HRB Criterion C.

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 Anna Wismer and Marion Fish House located at 1010 Sutter Street be designated with a period of significance of 1912 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Craftsman style. The designation excludes the 308-square-foot first-floor addition and the 115-square-foot second-story dormer addition 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 3/26/2026

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/26/2026, to consider the historical designation of the **ANNA WISMER AND MARION FISH HOUSE** (owned by Tyler B Rice & Erin A Sweeney, 1010 Sutter Street, San Diego, CA 92103) located at **1010 Sutter Street, San Diego, CA 92103**, APN: **451-172-0500**, further described as Par 1 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 BLANK 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 integrity to its 1912 period of significance. Specifically, the resource features a medium-pitched side-gabled roof, a central gable dormer with decorative columns, wide unenclosed eaves, decorative rafter tails, triangular knee braces, horizontal wood clapboard siding, a partial-width front porch with battered columns, and wood single and multi-lite double-hung, fixed, and casement 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 308-square-foot first-floor addition and the 115-square-foot second-story dormer addition 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