



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: March 14, 2024 REPORT NO. HRB-24-012

HEARING DATE: March 28, 2024

SUBJECT: **ITEM #6 – Alwyn and Emily Patterson House**

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

APPLICANT: Dreamtable LLC; represented by Landmark Historic Preservation

LOCATION: 3783 Pioneer Place, Uptown Community, Council District 3
APN 451-042-11-00

DESCRIPTION: Consider the designation of the Alwyn and Emily Patterson House located at 3783 Pioneer Place as a historical resource.

STAFF RECOMMENDATION

Designate the Alwyn and Emily Patterson House located at 3783 Pioneer Place as a historical resource with a period of significance of 1915 under HRB Criterion C. The designation excludes the detached two-story 1928 apartment building, the detached 2021 garage, and the 2021 two-story addition. 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 architectural integrity from its 1915 period of significance. Specifically, the resource features a cross-gabled roof, overhanging eaves with exposed rafters, decorative attic vents, triangular knee brackets, wood shingle siding above the wood band at the sill line and varied reveal horizontal wood siding below, a partial-width front porch supported by battered posts and brick piers, original wooden glazed front door, and wood frame and sash double-hung and fixed 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 5D3, "Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation."

The historic name of the resource, the Alwyn and Emily Patterson House, has been identified consistent with the Board's adopted naming policy and reflects the name of Alwyn Patterson and Emily V. Patterson, 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 3783 Pioneer Place is a two-story, Craftsman-style single-family home constructed in 1915 in the Uptown Community Planning Area. Other buildings and structures on site include a 2021 detached garage and a 1928 detached apartment building behind the subject resource. The property is located in a residential neighborhood with similarly scaled structures. The property is in its original location.

Since its construction in 1915, the property has been modified as follows: The front elevation exposed brick piers and solid balustrade were painted over and then repainted to look like brick at an unknown date; In 2020~2021, Heritage Preservation Section staff approved a building permit as consistent with the Secretary of Interior Standards which saw the rehabilitation of the existing structure. In this rehabilitation project, the east elevation (rear) porch and gable were demolished, and a two-story addition was constructed at the rear elevation; four south elevation non-original vinyl and aluminum windows were restored to historically appropriate wooden windows, three of which are false with the interior wall furred out to accommodate a new floor plan; two north elevation non-original vinyl windows were demolished and restored to wooden windows in their original openings; a north elevation deck was rebuilt in a new design; an existing detached garage was demolished and replaced by a new garage. In 2023, Heritage Preservation staff approved a project to enlarge a south elevation window opening to incorporate a new awning window as consistent with the Secretary of Interior Standards.

A Historical Resource Research Report was prepared by Landmark Historic Preservation, 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 property is a Craftsman-style single-family dwelling built in 1915. It features a cross-gable design with a composition shingle roof, overhanging eaves, and exposed rafters. Its exterior is clad in wood shingles above the wood band at the sill line and varied-reveal horizontal wood siding below. The west (primary) elevation exhibits a partial-width front porch, which includes a gable roof cover supported by two battered wood columns set atop brick piers.

The front gable face is decorated with a basketweave pattern vent, and three triangular knee brackets are also located on this primary elevation. The original front door is slightly off-center and flanked by two wooden fixed windows. The south (side) elevation reveals a side gable, replacement wood windows in original openings, one enlarged window set, and a set of three double-hung windows. This elevation, toward the rear, also reveals the two-story, stucco-clad addition with low-pitched gables. The north (side) elevation features an original double gable design, with the smaller gable built over a bay window set with wood windows. Both gables feature triangular knee brackets. An original French door set with flanking partial windows is located along this elevation, as well as two restored wood windows located toward the rear. This elevation reveals the aforementioned two-story addition. The east (rear) elevation displays the two-story stucco addition and reveals an original assembly of three double-hung windows and horizontal wood siding at the ground level.

The existing pre-1921 garage was demolished, and the current garage was constructed in 2021. Because this new garage does not date to the period of significance and does not contribute to the resource's significance under HRB Criterion C as an example of the Craftsman style, staff recommends excluding this structure from the designation.

Similarly, a 1928 detached apartment is present on the parcel and located behind the subject resource. The building is two stories in height with a low-pitched roof, horizontal siding, and a cantilevering second story. Its architectural expression is limited, exhibiting overhanging eaves, simple window and door trims, and an outdoor staircase with picket railing. This structure resembles the Minimal Traditional style most closely because of its simplified architectural details and low-pitched gable roof. However, it does not rise to the level of significance to be individually eligible for designation under Criterion C for the Minimal Traditional style. The Assessors Building Records do not show any documented changes to this building, but the building appears to contain contemporary slider windows. Overall, this 1928 apartment building does not contribute to the 3783 Pioneer Place's historical significance as a Craftsman style structure, nor does it date to the 1915 period of significance. Therefore, staff recommends excluding this 1928 detached apartment from the designation.

Lastly, the 2021 two-story stucco addition attached to the rear roof slope and the rear elevation shall be excluded from the designation because it also does not date to the 1915 period of significance and does not contribute to the property's significance under 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.

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 property, which has been modified as detailed in the beginning of the analysis section of this report, retains overall integrity of design, materials and workmanship despite the modifications. The two-story addition is located at the rear of the property, in a location that does not impact significant character-defining features and situated behind the tall ridgeline of the roof to minimize its appearance. To be consistent with the Secretary of Interior Standards, the addition was constructed with differentiated stucco siding and designed to be simple, unobtrusive, and subordinate to the existing Craftsman residence. The demolition of the pre-1921 garage, which is an accessory structure to the residence, does not significantly impair the resource's significance as a Craftsman residence. The other modifications, including enlarging a window opening to accommodate an awning window and painting the exposed brick piers, are minor in nature. Lastly, the 1928 apartment building is detached and located entirely behind the subject resource. The apartment's design and location are subordinate, and the structure is minimally visible. Therefore, the 3783 Pioneer Place property does retain integrity to its 1915 period of significance under HRB Criterion C.

Significance Statement: The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style architecture and retains architectural integrity from its 1915 period of significance. Specifically, the resource features a cross-gabled roof, overhanging eaves with exposed rafters, decorative attic vents, triangular knee brackets, wood shingle siding above the wood band at the sill line and varied reveal horizontal wood siding below, a partial-width front porch supported by battered posts and brick piers, original wooden glazed front door, and wood frame and sash double-hung and fixed windows. Therefore, staff recommends designation under HRB Criterion C.

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 3783 Pioneer Place failed to conclusively identify a builder, designer, or architect. Therefore, the property is not eligible for 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.

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

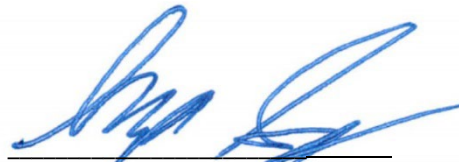
Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site 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 Alwyn and Emily Patterson House located at 3783 Pioneer Place be designated with a period of significance of 1915 under HRB Criterion C. The designation excludes the detached two-story 1928 apartment building, the detached 2021 garage, and the 2021 two-story addition.



Alvin Lin
Assistant Planner
City Planning Department



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

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Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 3/28/2024

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/28/2024, to consider the historical designation of the **Alwyn and Emily Patterson House** (owned by DreamTable LLC, 3776 Pioneer Pl, San Diego, CA 92103) located at **3783 Pioneer Pl, San Diego, CA 92103**, APN: **451-042-11-00**, further described as LOT J 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 Alwyn and Emily Patterson House on the following findings:

The property is historically significant under CRITERION C for its distinctive characteristics of the Craftsman style architecture and retains architectural integrity from its 1915 period of significance. Specifically, the resource features a cross-gabled roof, overhanging eaves with exposed rafters, decorative attic vents, triangular knee brackets, wood shingle siding above the wood band at the sill line and varied reveal horizontal wood siding below, a partial-width front porch supported by battered posts and brick piers, original wooden glazed front door, and wood frame and sash double-hung and fixed 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 two-story 1928 apartment building, the detached 2021 garage, and the 2021 two-story addition.

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

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

3783 Pioneer Pl, San Diego, CA 92103

ASSESSOR PARCEL NUMBER **451-042-11-00**

HISTORICAL RESOURCES BOARD NUMBER **0**