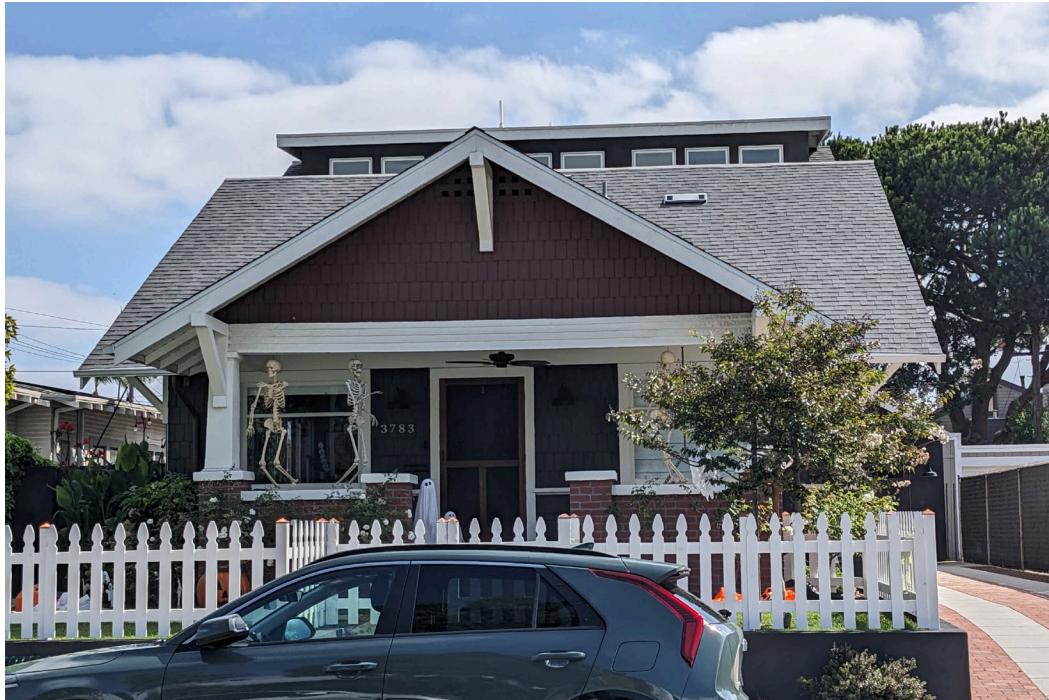


# Overview



## ALWYN AND EMILY PATERSON HOUSE

- 3783 Pioneer Place

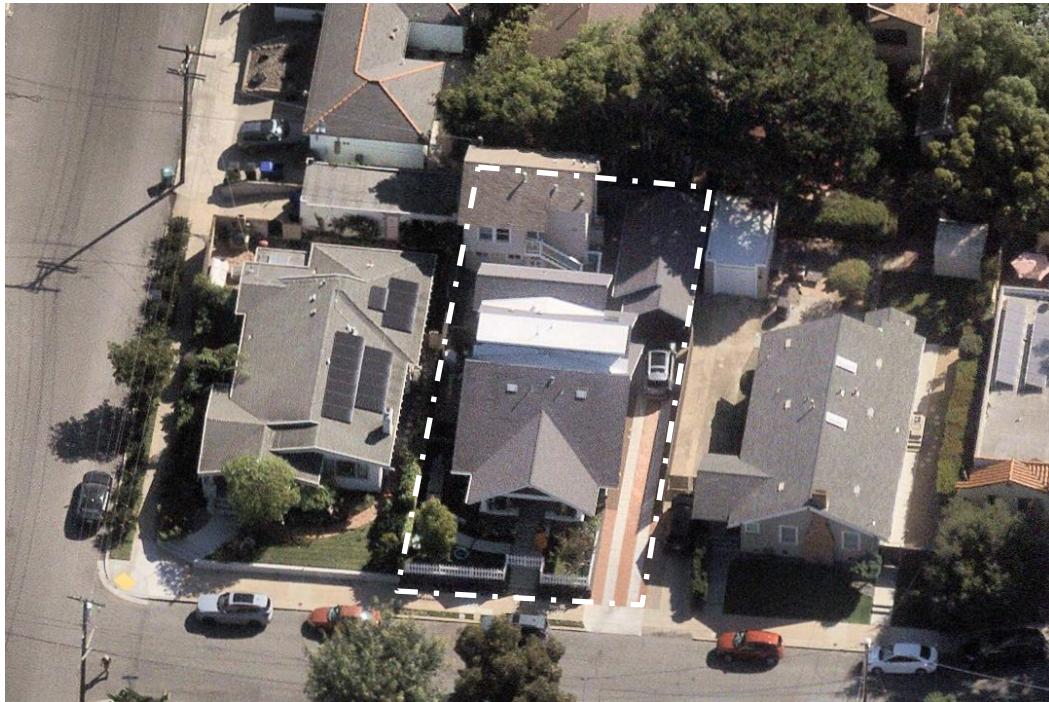
### Designation Nomination

- Landmark Historic Preservation; Scott A. Moomjian; Report Findings
  - **Designate under HRB Criterion C:** Exemplifies the Craftsman Style

### Staff Recommendation

- **Designate under HRB Criterion C:** Exemplifies the Craftsman Style

# Physical Setting



**Address:**  
3783 Pioneer Place

**APN:**  
451-042-11-00

**Community Planning Area:**  
Uptown

**Neighborhood:**  
Mission Hills

**Setting:**  
Residential

# Building Information

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- **Style:**  
Craftsman
- **Year Built:**  
1915
- **Architect:**  
Unknown
- **Builder:**  
Unknown



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Primary Elevation (W)

# Building Information

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- **Style:**  
Craftsman
- **Year Built:**  
1915
- **Architect:**  
Unknown
- **Builder:**  
Unknown



# Building Information

---

- **Style:**  
Craftsman
- **Year Built:**  
1915
- **Architect:**  
Unknown
- **Builder:**  
Unknown



# Building Information

---

- **Style:**  
Craftsman
- **Year Built:**  
1915
- **Architect:**  
Unknown
- **Builder:**  
Unknown



# Character Defining Features

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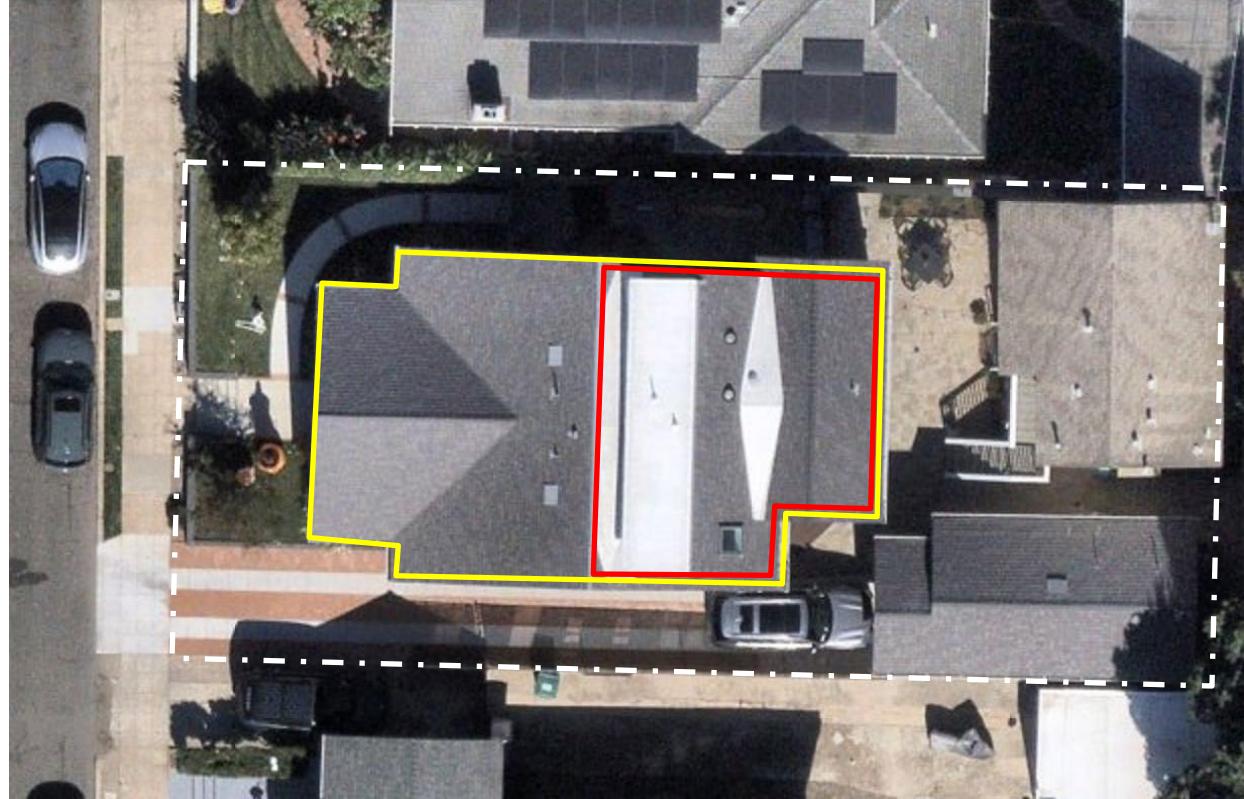
- Overhanging eaves with exposed rafters
- Triangular knee brackets
- Partial-width front porch
- Battered posts and brick piers
- Wood siding and windows, doors



# Alterations

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- Paint over brick, n.d.
- Rear addition, 2020-2021
- Awning Window, 2023
- Picket Fence, 2025

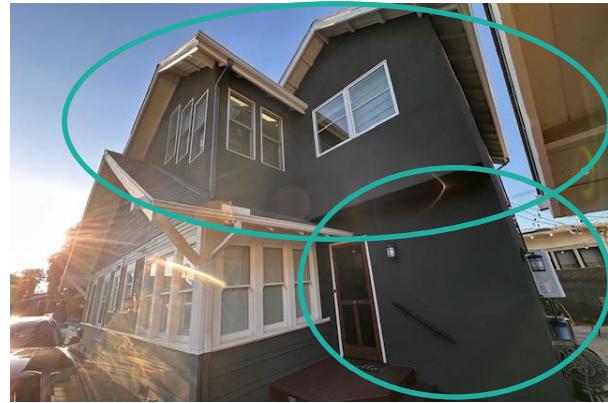


Aerial (Yellow is footprint; red is addition)

# Alterations

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- Paint over brick, n.d.
- Rear addition, 2020-2021
- Awning Window, 2023
- Picket Fence, 2025



## Nominated Designation Criteria



The property at 3783 Pioneer Place is nominated as a resource that embodies the distinctive characteristics of the Craftsman Style

- cross-gabled roof
- overhanging eaves with exposed rafters
- decorative attic vents
- triangular knee brackets
- wood siding
- a partial-width front porch
- battered posts and brick piers
- original wooden glazed front door
- wood sash double-hung and fixed windows

## Integrity Analysis



The property at 3783 Pioneer Place does retain integrity under HRB Criterion C

- Integrity of design, workmanship, and materials
- Property retains integrity
- 2021 two-story addition is consistent with SOI Standards
- Painting over brick and awning window addition are minor

# Staff Recommendation

**Staff recommends that the HRB designates the property at 3783 Pioneer Place under:**

- HRB Criterion C as a resource that embodies the distinctive characteristics through the retention of character defining features of the Craftsman style with a 1915 period of significance.
- Excludes the detached two-story 1928 apartment building, the detached 2021 garage, and the 2021 two-story addition.

