



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

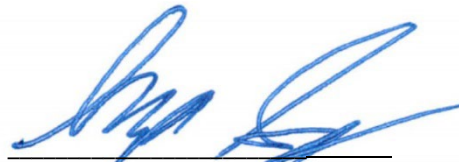
Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site 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

Scott A. Moomjian
Attorney at Law
5173 Waring Road, #145
San Diego, California 92120
Telephone (619) 230-1770
Facsimile (619) 785-3340
smoomjian68@yahoo.com

September 12, 2025

Mr. Alvin Lin
Associate Planner, Heritage Preservation
City of San Diego, Planning Department
7650 Mission Valley Road
San Diego, CA 92108

Re: *Historical Resource Nomination For 3783 Pioneer Place, San Diego, California 92103; PMT-3367760*

Dear Alvin:

This cover letter comes to you at your request in conjunction with the above-referenced historical resource nomination for the Alwyn and Emily Patterson House (“Patterson House”).

The Patterson House was the subject of a Historical Resource Research Report (HRRR) prepared by Landmark Historic Preservation (“Landmark Report”) in April 2022. This report was submitted to the City of San Diego as part of a historical resource nomination, and determined that the property is eligible for local designation under Historical Resources Board (HRB) Criterion C (Architecture) as “an excellent example of the Craftsman architectural style in the Mills Hills neighborhood of San Diego.”¹ Built in 1915, the home was found to possess numerous character-defining features of the Craftsman architectural style and retains original integrity, particularly in light of a two-story addition (“Project”) which was approved in 2021 by the City of San Diego as consistent with the Secretary of the Interior’s Standards.² *The Landmark Report has been included as part of the present historical resource nomination.*

On March 28, 2024, the Patterson House was considered for historical designation by the City of San Diego, Historical Resources Board (HRB). At the time, HRB Staff recommended designation of the property on the basis that it,

“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

¹ Landmark Historic Preservation, *Historical Nomination of The Alwyn and Emily Patterson House, 3783 Pioneer Place, Mission Hills Neighborhood—San Diego, California*, April 2022, p.3.

² Landmark Historic Preservation, pp.22-25.

glazed front door, and wood frame and sash double-hung and fixed windows.”³

Aside from its significant physical features, HRB Staff also stated that the Project, which was built at the rear of the property, “does not impact significant character-defining features and [is] 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.”⁴

Ultimately, after HRB consideration and discussion of the Patterson House’s significance, including its modifications and alterations over the years, the Board voted 5-3-0 to designate the property under Criterion C (per the Staff Recommendation). However, since six affirmative votes are required for designation, the motion failed, and the property was not designated. *The HRB Transcript from the meeting has been included as part of the present historical resource nomination.*

After designation consideration, IS Architecture was retained to independently and objectively review the Project and determine whether it was designed and constructed in a manner consistent with the Secretary of the Interior’s Standards. IS Architecture prepared its findings as part of an architectural analysis letter, dated July 30, 2025, and found after extensive evaluation, that the Project was thoroughly consistent with the Secretary of the Interior’s Standards. *The architectural analysis letter constitutes substantial, new information and has been included as part of the present historical resource nomination.*

Based upon the foregoing, the Applicant of the present historical resource nomination respectfully requests that HRB Staff docket the property for reconsideration by the HRB at its very next available meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Scott A. Moomjian

Scott A. Moomjian
Attorney at Law

³ City of San Diego, Report to the Historical Resources Board, Report Number HRB-24-012, March 14, 2024, pp. 1, 3-4.

⁴ City of San Diego, Report to the Historical Resources Board, Report Number HRB-24-012, p.4.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 3 of 3 *Resource Name or # (Assigned by recorder) Alwyn and Emily Patterson House
*Recorded by Scott A. Moomjian, Esq. Date September 2025
 Continuation Update

P3a. Description:

The Alwyn and Emily Patterson House (“Patterson House”) has not changed in appearance since it was originally evaluated by Landmark Historic Preservation as part of a Historical Resource Research Report (HRRR) entitled *Historical Nomination of The Alwyn and Emily Patterson House, 3783 Pioneer Place, Mission Hills Neighborhood—San Diego, California* (“Landmark Report”) in April 2022. The description of the resource, reflecting its current state and condition, was extensively presented and included as part of the Landmark Report and is herein incorporated by reference.¹ However, in April 2025, a wooden picket fence was added to the property along the main (west) property boundary. No building permit was required for this work, and the inclusion of this feature does not impact the original integrity of the Patterson House. Photographs of the residence and site, taken in September 2025, are also included as part of these Continuation Sheets.

¹ See Landmark Historic Preservation, *Historical Nomination of The Alwyn and Emily Patterson House, 3783 Pioneer Place, Mission Hills Neighborhood—San Diego, California*, April 2022, pp.3-7.

CURRENT PHOTOGRAPHS

SEPTEMBER 2025

Alwyn & Emily Patterson House
3783 Pioneer Place
September 2025

Photograph #1

West Elevation; View Facing East



Photograph #2

West Elevation; View Facing East



**Alwyn & Emily Patterson House
3783 Pioneer Place
September 2025**

Photograph #3

West Elevation; View Facing East



Photograph #4

West & South Elevations; View Facing East



**Alwyn & Emily Patterson House
3783 Pioneer Place
September 2025**

Photograph #5

Southwest Elevation; View Facing Northeast



Photograph #6

Southeast Elevation; View Facing Northwest



Alwyn & Emily Patterson House
3783 Pioneer Place
September 2025

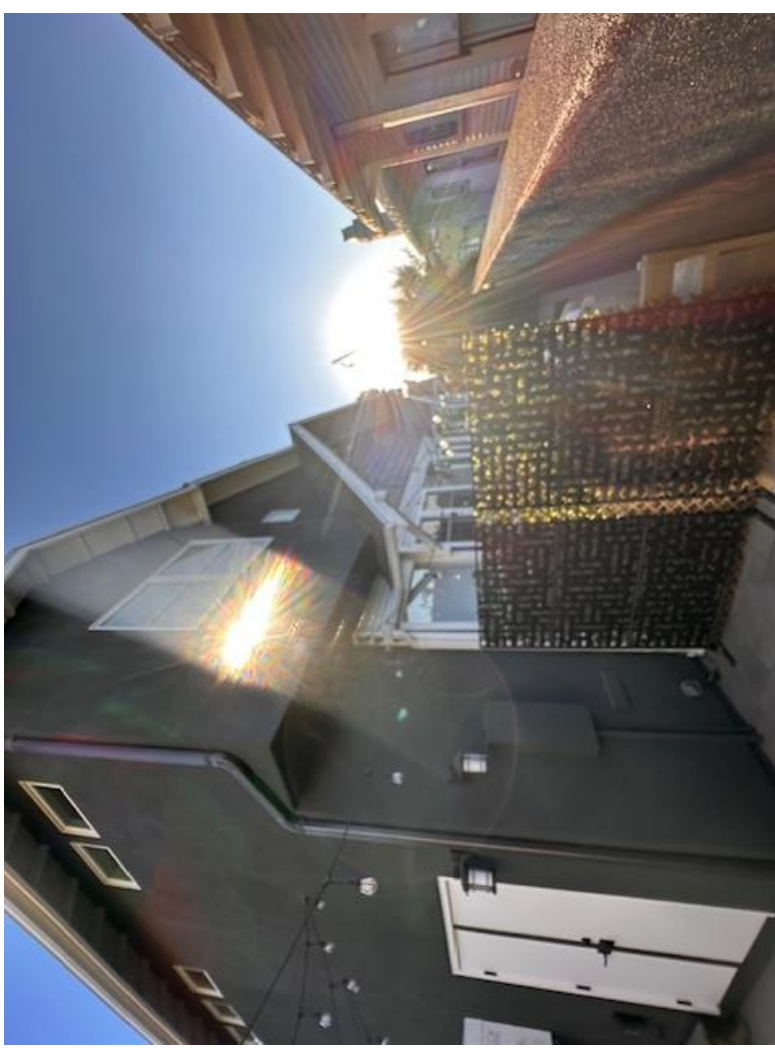
Photograph #7

East Elevation; View Facing West



Photograph #8

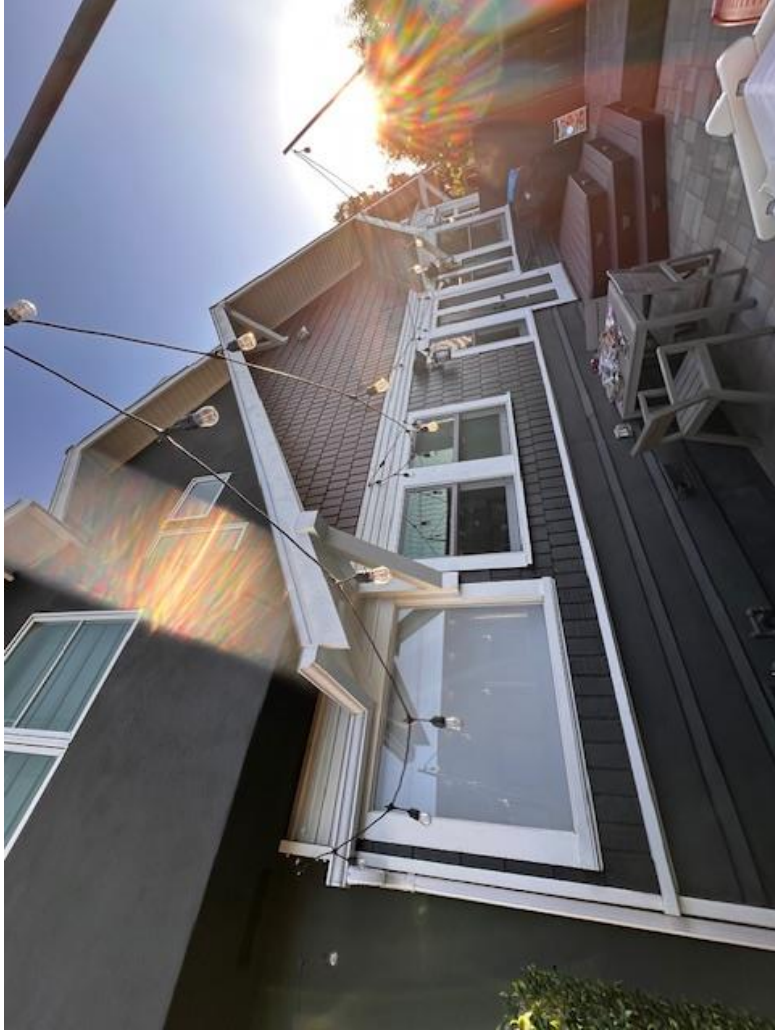
East & North Elevations; View Facing West



Alwyn & Emily Patterson House
3783 Pioneer Place
September 2025

Photograph #9

North Elevation; View Facing Southwest



Photograph #10

North Elevation; View Facing East



Alwyn & Emily Patterson House
3783 Pioneer Place
September 2025

Photograph #11

Non-Original Garage

West Elevation; View Facing East



Photograph #12

Non-Original Garage

North Elevation; View Facing South



Alwyn & Emily Patterson House
3783 Pioneer Place
September 2025

Photograph #13

Non-Original ADU

West & South Elevations; View Facing Northeast



Photographic Survey Key





July 30, 2025
Scott A. Moomjian, Attorney at Law
5173 Waring Road, #145
San Diego, CA 92120
(619) 230-1770

RE: 3783 Pioneer Place, San Diego, Secretary of the Interior's Standards Analysis for 2020 Architectural Project

Dear Mr. Moomjian,

At your request, IS Architecture undertook a comprehensive review and analysis of a project built in 2020 ("Project") at the Alwyn and Emily Patterson House, located at 3783 Pioneer Place in the City of San Diego ("Patterson House"). The review and analysis was undertaken to determine Project compliance with *the Secretary of the Interior's Standards for the Rehabilitation of Historic Properties* ("SOI Standards"), as codified in 36 CFR 67.7.

Overview

The Patterson House was subject to the Project whose scope consisted of "First Floor kitchen and Bath remodel to Main Dwelling and Proposed Second Floor Bedrooms and Bath addition; Remove and Replace of Existing Detached Garage with Laundry and Storage."¹ As part of the Project's permitting process, the Project was reviewed and approved by Historic Resources Staff as meeting the Secretary of the Interior's Standards for an addition to a potentially historic property.

The following discussion by IS Architecture provides a comprehensive analysis of the Project as completed for compliance with The Secretary of the Interior's Standards for Rehabilitation. As part of our analysis, we reviewed the following documentation:

- *Report to the Historical Resources Board, REPORT NO. HRB-24-012*, March 14, 2024, City of San Diego Historic Resources Staff
- *Historical Nomination of The Alwyn and Emily Patterson House 3783 Pioneer Place*, April 2022, Landmark Historic Preservation
- *Architectural Drawings for PTS-656990*, Marrokal Design & Remodeling LLC, 2020

Our findings and conclusions are based on and supported by *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings (2017)* (referred to as The Secretary of the Interior's Guidelines or SOI Standards),² *Preservation Briefs 14: New Exterior Additions to Historic Buildings: Preservation Concerns*,³ and our professional training and experience.

¹ *Architectural Drawings for PTS-656990*, Marrokal Design & Remodeling LLC, 2020

² *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*. Washington, D.C.: U.S. Department of the Interior, National Park Service, Technical Preservation Services. 2017. <https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

³ *Preservation Briefs. 14: New Exterior Additions to Historic Buildings: Preservation Concerns*. Anne E. Grimmer and Kay D. Weeks. Washington, D.C.: U.S. Department of the Interior, National Park Service, Technical Preservation Services.

When treating a historic property, only Rehabilitation allows for alterations and the construction of a new addition, when necessary for the continued use of the historic building. The Secretary of the Interior’s Guidelines contains the following ten Standards for Rehabilitation.⁴ Following each Standard is IS Architecture’s analysis of the 2020 architectural project.

Standards for Rehabilitation

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The Patterson House has continued to be used as a single-family residence. The permitting of the addition did not alter existing character-defining features of the building, site, or environment beyond a minimal extent. Therefore, the Project complies with Rehabilitation Standard #1.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

In the course of the Project, all demolition activities focused on areas and materials that do not characterize the Patterson House, as noted in the table below:

Area of Work or Demolition	Scope of Work	Character Defining or Historic Significance
Interior	Selective demolition and remodeling	Not character-defining
West Elevation	Repair and repaint	Character Defining
North Elevation Windows	Replace non-historic Vinyl Windows with wood double-hung windows	Non-original and not character-defining.
South Elevation Windows	Replace non-historic Vinyl Windows with wood double-hung windows and fixed with Awning	Non-original and not character-defining.
East Elevation stairs and East-facing Gable-covered Room	Demolish for addition	Contained some character-defining features not in public view
East Elevation Windows	Demolish east-facing extension’s windows for addition	Contained some character-defining features not in public view
Roof	Demolition at rear-facing roof slope and gable extension for 2 nd floor addition	Roof form, gables, and eaves are character-defining.
North Elevation Steps and Landing	Demolish and rebuild with a new design	Non-original and not character-defining.
Detached Garage	Demolish and rebuild with a new design	Non-original and not character-defining.

Minimal historic materials, features, or spaces that characterize the Patterson House were removed in the course of the Project, and the location for removal of character-defining features was limited to areas obscured from the public view. The historic character of the Patterson House was retained and preserved. Therefore, the Project complies with Rehabilitation Standard #2.

⁴ The Secretary of the Interior’s Guidelines, pg. 76

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

IS Architecture's review of the documentation found that no conjectural features or architectural elements from other buildings were added to the Patterson House in the course of the Project. All ground-level window replacements were wood and designed/intended to be compatible with the Character Defining Features of the Craftsman Style and are consistent with the Patterson House's historic window types recorded in the County Assessor's Building Record. The new replacement windows are distinct in style and are identifiable as new windows by their lack of ogees on double-hung sashes and applied mullions. Additionally, the Project was done with current building methods and materials. Therefore, the Project complies with Rehabilitation Standard #3.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The City Staff report and historic designation report for the Patterson House both found that the existing changes prior to the Project (detached garage, detached two story ADU) do not have historic significance in their own right. Non-original changes to the main house, including the entry landings on the north and east elevations and modern vinyl windows, are also not significant in their own right. Therefore, the Project complies with Rehabilitation Standard #4.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The historic designation report, by Landmark Historic Preservation, identified 15 Character Defining Features of the Craftsman Style at the Property.⁵ Those features are listed below and are accompanied by a review of their scope of work in the Project and the impact on the features.

1. The partial width front porch supported by two large square columns.
This feature's scope of work in the Project was to remain and it was preserved.
2. The decorative triangular knee braces extending from the gable ends.
This feature's scope of work in the Project was to remain and it was preserved.
3. The horizontal bands of narrow and wide wood clapboard surfacing.
This feature's scope of work in the Project was to remain on historic North, West, and South Elevations. The horizontal bands of narrow and wide wood clapboard surfacing on the rear East Elevation were demolished for the ground floor footprint of the addition.
4. The side-gabled roof with extending wide open eaves.

⁵ Historical Nomination of The Alwyn and Emily Patterson House 3783 Pioneer Place, April 2022, Landmark Historic Preservation, pg. 22

IS ARCHITECTURE
IONE R. STIEGLER, FAIA

This feature's scope of work in the Project was to remain with selective demolition to the roof's east-facing slope. The character-defining side-gables face north and south to the side elevations, and the extending wide open eaves face east and west to the front and rear of the residence.



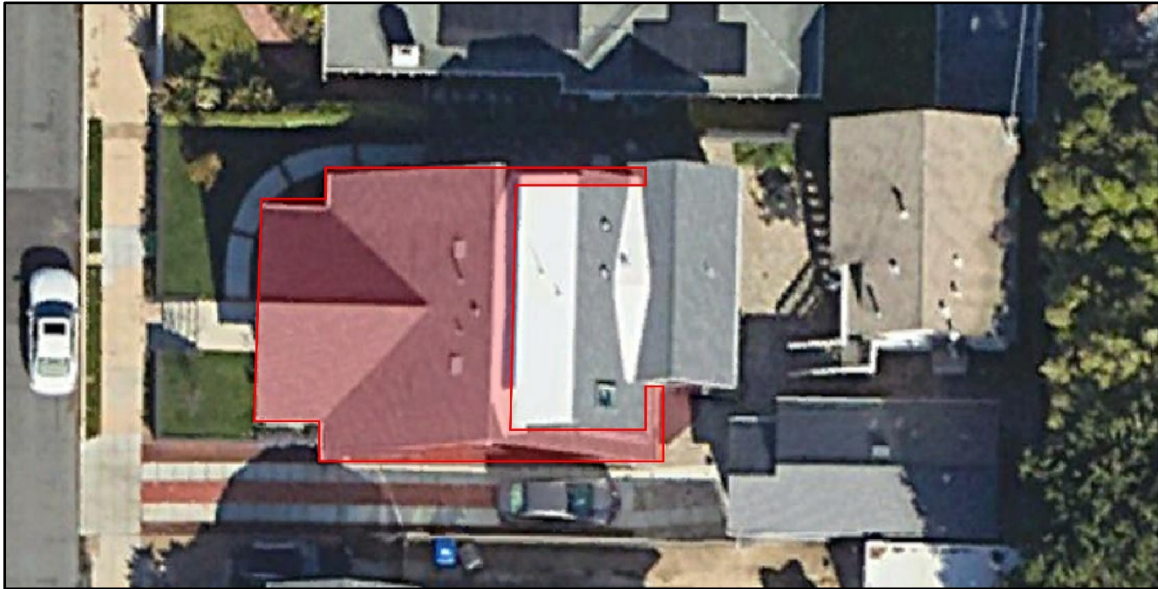
2021 View of Residence from Southwest Corner, Landmark Historic Preservation, pg. 101

Following the completion of the project, the side-gables clearly read on the exterior, extending fully across the residence, along with the repaired and preserved triangular knee braces, shingle siding, and open gable ends and notched verge board features.



2021 View of Residence from Northwest Corner, Landmark Historic Preservation, pg. 106

The slope of the rear roof, not in the public view, was interrupted by selective demolition to allow for the addition.



2022 Aerial, Courtesy Google Earth, Annotated to illustrate area of remaining cross-gable roof and front porch gable roof.

5. The widely over hanging open eaves with exposed angle cut rafters.

This feature’s scope of work in the Project was to remain on the historic front (West) Elevation and on the East Elevation. The project design for the addition preserved the east-facing eaves, which were maintained, spanning from the southeast corner to the ground floor of the addition.



2020 View from the Southeast Corner showing pre-project east-facing open eave ends, Landmark Historic Preservation, pg. 87



2021 View from the Southeast Corner showing preservation of the east-facing open eave ends post project completion, Landmark Historic Preservation, pg. 105

The historic rear eaves are maintained and extend across the elevation into the new addition’s volume.

6. The original rectangular divided-light wood windows seen in front.

This feature's scope of work in the Project was to remain and it was preserved.

7. The original brick porch piers and matching solid brick porch railing which continues down to ground level.

This feature's scope of work in the Project was to remain and it was preserved.

8. The original double hung windows around the home.

This feature's scope of work in the project is to remain on the North, West, and South Elevations where no original wood windows were removed. The non-original ground floor vinyl windows were replaced with wood windows. The double-hung wood windows in the rear gable were demolished to allow for the addition.

9. The front porch with wide open front with corner beams porch supports on the front elevation.

This feature's scope of work in the Project was to remain and it was preserved.

10. The alternating wide and narrow horizontal wood clapboard surfacing seen at the base on the first floor.

This feature's scope of work in the Project was to remain on historic North, West, and South Elevations. Selected areas of the horizontal bands of narrow and wide wood clapboard surfacing on the rear East elevation were demolished to allow for the addition.

11. The original Craftsman wooden door with a single glazed panel.

This feature's scope of work in the Project was to remain and it was preserved.

12. The notched wooden verge boards on the gable roof ends.

This feature's scope of work in the Project was to remain and it was preserved.

13. The large gable ends on the front and side elevations with extending open eaves and exposed rafter tails.

This feature's scope of work in the Project was to remain and it was preserved.

14. The original common bond brick surfaced solid porch piers and railing with concrete capped tops and matching stairway with stoops.

This feature's scope of work in the Project was to remain and it was preserved.

15. The wide central raised open front porch with wooden bead board style ceiling.

This feature's scope of work in the Project was to remain and it was preserved.

All distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize the historic property were preserved or minimally impacted in the course of the Project. The features on the rear, east-facing gable massing, including the alternating wide and narrow horizontal wood clapboard, double hung windows, widely overhanging open eaves with exposed angle cut rafters, horizontal bands of narrow and wide wood clapboard surfacing, and the rear-facing roof surface, were demolished to allow for the addition. All these features are reiterated and were preserved and repaired on the front and public-facing elevations of the property. The Patterson House retains its character-defining features, finishes, and craftsmanship. Therefore, the Project complies with Rehabilitation Standard #5.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Throughout this Project, repair work was performed on the siding, roof, and eaves of the residence. These repairs were done in-kind and followed the SOI Standards and were supported by historic, existing condition, and documentary evidence. Therefore, the Project complies with Rehabilitation Standard #6.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Throughout the Project, demolition work was minimized and kept to the areas needed for the new addition and elevation repair and upgrade work. All surface treatment work was done in the gentlest means possible on all materials that remained. Therefore, the Project complies with Rehabilitation Standard #7.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

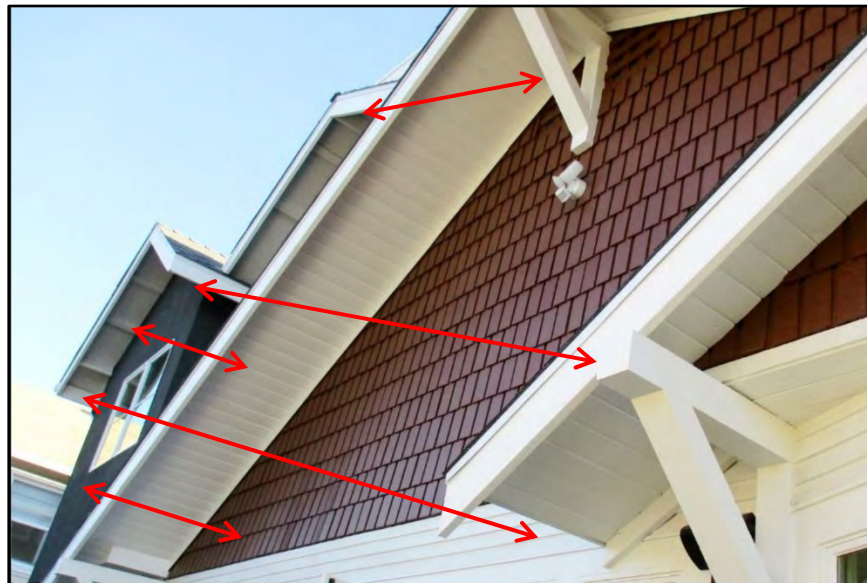
This is not an area of known archaeological sensitivity, and none were discovered in the course of the Project. Therefore, the Project complies with Rehabilitation Standard #8.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The Secretary of the Interior's Guidelines contains multiple recommendations for "New Exterior additions to Historic Buildings and Related New Construction." An example of recommendations the Project followed and incorporated into its scope to produce a design that was stylistically compatible but distinct follows:⁶

- Designing a new addition that is compatible with the historic building.
- Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.
- Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building.
- Basing the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.
- Incorporating a simple, recessed, small-scale hyphen, or connection, to physically and visually separate the addition from the historic building.

The design of the addition uses a gable roof with rake and eave overhangs, double hung windows, and rectilinear massing to follow the Guidelines recommendation to use "*the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building.*" The Project uses details such as stucco siding, a differentiated window rhythm, simplified eave and roof details, and modern materials to thoroughly differentiate the addition while keeping it materially and stylistically compatible with the historic Craftsman Style residence. The differentiated eave and roof details include adding 2X members to support the roof gable, closing the eaves at their ends while maintaining the plumb cut verge boards, not duplicating the knee braces, and



2021 View of Residence from Northwest Corner showing distinction between gable roof details and siding, Landmark Historic Preservation, pg. 106

⁶ The Secretary of the Interior's Standards, pg. 156-162

The SOIS Guidelines also provide recommendations for how to design the massing of a project to be compatible and not impact the historic site. Because the interpretation and understanding of the SOIS Guidelines can be subjective, the National Park Service developed the Preservation Brief Series to discuss various preservation concerns and guidelines interpretations thoroughly. NPS Preservation Brief #14 specifically deals with new exterior additions and is concerned with guidelines #9 and #10 so that additions are compatible yet differentiated, do not destroy defining characteristics of the building or its environment, and that the site will retain essential form and integrity if the addition is removed.

The biggest concern for a two-story addition is the impact on the historic site and building. While considered difficult, it is not impossible to add a second story to one-story residential buildings and retain their historic character. This Project minimized the impact by locating the addition at the rear of the historic building. This follows the preservation brief's guidelines by making sure that *“Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.”*⁷

The Project design also makes sure to connect the second-story addition with a “hyphen” section of the building, to make the distinction of the massing clear. The Project followed the design guidelines to *“Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.”*⁸ The addition is set back from the north elevation and the south elevation to provide a clear formal transition. The slight widening of the second story in this area additionally reiterates the transitional nature of the vertical hyphen connection.



2021 View from the Southeast Corner showing the vertical hyphen connection from the historic residence to the addition, *Landmark Historic Preservation*, pg. 105

⁷ *Preservation Briefs 14*, pg. 5

⁸ *Preservation Brief 14*, pg. 7

The Preservation Brief also provides guidelines for rooftop additions, which can be considered for the elements of the second-story addition that intrude into the rear roof slope. The Project limited the addition's height to one additional story and minimized the footprint by placing its elevations and rooflines behind the primary roof's ridgeline and gable ends.⁹ The brief finds that "... a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings."¹⁰ The Property exists in a neighborhood of both single and two-story residences, and, while non-contributing, a two-story ADU exists on the site, making the addition's second story compatible with the existing built environment and setting of the resource.

Finally, the Preservation Brief provides guidance for minimizing the visual impact of an addition noting that "A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition." and "A rooftop addition should be minimally visible."¹¹ By placing the addition on the rear of the Property, behind the primary ridge line, and recessing the roof line, the addition is minimally visible from public rights-of-way.



2025 View from Public Right of Way showing minimized view impact of addition, ISA

Following this analysis, IS Architecture finds that the addition's building materials complement the historic Craftsman style while being differentiated, and its construction does not destroy items that characterized the Patterson House. The addition's form, massing, and height are also compatible, they are scaled to be minimized in perspective of the main house, distinctly recessed from the historic form while existing in a setting of other two-story buildings. Therefore, the Project complies with Rehabilitation Standard #9.

⁹ Preservation Brief 14, pg. 12

¹⁰ Preservation Brief 14, pg. 14

¹¹ Preservation Brief 14, pg. 14

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidance from Preservation Brief #14 to ensure preservation by minimal change to the primary or public elevations directs new additions to be “*in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.*”¹² The Project, as designed, located the addition to the rear, and private elevation of the residence, and only impacts the roof on the non-visible slope. This allows the essential form and integrity of the Patterson House to be preserved, along with its Character Defining Features, if the new addition were to be removed at any time. Additionally, the pre-addition condition documented in the Project drawings allows for evidence-based reconstruction at the same time as the removal. Therefore, the Project complies with Rehabilitation Standard #10.

In Conclusion, IS Architecture has found that the Project affecting the Patterson House complied with all ten of The Secretary of the Interior’s *Standards for Rehabilitation* as defined published in the Code of Federal Regulations, 36 CFR 67.7

Sincerely,



IONE R. STIEGLER, FAIA, NCARB

Principal Architect

IS ARCHITECTURE

AIACC Distinguished Practice

5645 La Jolla Blvd, La Jolla, CA 92037

858.456.8555 ext.101

lstiegler@isarchitecture.com | www.isarchitecture.com

¹² *Preservation Brief 14*, pg. 3



Preparer's Qualifications

This report was written and reviewed by Peter Kempson and Lone Steigler, FAIA of IS Architecture.

Lone Steigler, FAIA Principle Architect IS Architecture

Lone R. Stiegler, FAIA is the Principal Architect for IS Architecture. Her studio specializes in applying the Secretary of the Interior's Standards for the treatment of Historic Properties and have completed projects implementing all four approved treatments; Restoration, Preservation, Rehabilitation, and Reconstruction. Together Lone R. Stiegler, FAIA, and her studio have rehabilitated or restored more than 75 institutional historic structures, 18 adobe buildings, and more than 100 historic homes. In addition, the firm possesses an expertise in the technical, aesthetic, building code, Americans with Disability Act (ADA), structural and agency review aspects of architectural design for historic structures. Ms. Stiegler's qualifications exceed the requirements established by the National Park Service, for History, Architectural History, Architecture, and Historic Architecture, as published in the Code of Federal Regulations, 36 CFR Part 61.

Peter Kempson, MAH, MARCH Historic Preservation Specialist/Associate Project Manager IS Architecture

Peter Kempson, MAH & MARCH is a Historic Preservation Specialist at IS Architecture. Mr. Kempson has project experience ranging from work on historic structure reports, historic resource evaluations, local historic nominations, building condition assessment reports, Section 106 Compliance, and historic architectural design projects. These projects have been at Local, State, and Nationally Historic Designated Sites. Mr. Kempson holds Master of Architectural History and Master of Architecture degrees from the University of Virginia and exceeds the requirements established by the National Park Service for Architecture, History, Architectural History, and Historic Architecture as published in the Code of Federal Regulations, 36 CFR Part 61.

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(Begins at (1:01:09.0) - March 28, 2024 Historical Resources Board meeting)

1
2
3 BYERS: Okay, thank you. So at this point we will move on to discuss the items
4 that were not on the consent agenda. So the first one will be Item Number 6, the Alwyn and
5 Emily Patterson house. So Staff, do we have a presentation for this? Yes, Mr. Lin, you have the
6 floor. No.

7 LIN: Hello everybody. Hello members of the public. Hello, um, Historical
8 Resource Board Members and City Staff. My name is Alvin Lin. I'm the Assistant Planner in
9 the Planning Department and this is for Item Number 6, the Alwyn and Emily Patterson house.
10 The property located at 3783 Pioneer Place is being brought before the Historical Resources
11 Board in conjunction with the owner's, uh, um, desire to have the site designated as a historical
12 resource. A historical resource was prepared which concluded that the resource is significant
13 under HRB Criterion C and Staff concurs. The subject property is located in the Uptown
14 Community and consists of a single-family residence with a detached garage and a detached two-
15 story apartment building in the rear.

16 The property was constructed in 1915 in the Craftsman style as a one-story single-family
17 residence featuring a cross-gabled roof design and a partial-width front covered porch. Character
18 defining features includes, uh, overhanging unenclosed eaves with shingle and horizontal siding,
19 covered porch with battered supports and masonry piers and decorative attic vents, triangular
20 knee brackets, glazed wooden front door and wood windows.

21 Since 1915, the property underwent several modifications, most notably in 2020 and
22 2021, uh, the City's Heritage Preservation Staff approved a permit working with the applicant to
23 add a two-story addition located to the rear elevation of the subject property. The project also
24 included restoration of several windows on the ground floor to wood windows and original
25 openings. The project also demolished the garage and (unintelligible). To be consistent with the
26 Secretary of Interior Standards under the Rehabilitation Treatments, Staff worked with the
27 applicant to position this new two-story addition to the rear of the property in a location that does
28 not impact significant character-defining features and situated behind the tall ridgeline on the
roof to minimize its visibility from the public right of way. The addition has also been

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1 differentiated through a stucco siding compared to the wood siding on the existing , uh,
2 residence. Uh, overall, these alterations do not significantly impair the resource's character-
3 defining features which are primarily located to the front elevation shown here. Therefore, the
4 property retains integrity under HRB Criterion C. Staff is not recommending designation under
5 HRB Criterion A or Criterion B. As mentioned earlier, under HRB Criterion C, the house
6 continues to convey the distinctive characteristics of the Craftsman style and retains sufficient
7 integrity. Therefore, therefore, Staff recommends designation under HRB Criterion C. Last, but
8 not least, Staff is not recommending designation under HRB Criterion D, and that concludes the
9 Staff presentation. Thank you so much.

10 BYERS: Thank you Mr. Lin. Alright, so now we'll go on to open, uh, public
11 testimony. We have two speaker slips from (Kylie) Wallace and, um, (Love Zubiller), the
12 homeowner, I believe. Uh, Kylie, do you want to go ahead and speak? How, how much, um,
13 how much, so we have two speaker slips. It, is it your intent to give your time to Mr. Wallace
14 for the presentation? Okay, which would give you six minutes Mr. Wallace.

15 WALLACE: Yeah, that should be plenty of time and I've emailed a presentation to
16 City Staff.

17 BYERS: Okay.

18 WALLACE: (Overtalking)...

19 BYERS: Okay.

20 WALLACE: ...Power Point.

21 BYERS: We'll hold off on starting your time until we get the presentation up
22 there.

23 STAFF: We have your presentation (unintelligible).

24 WALLACE: (Unintelligible). Sorry you can (unintelligible). Yeah.

25 BYERS: (Unintelligible)?

26 WALLACE: Yeah, absolutely.

27 BYERS: Okay.

28 WALLACE: Um...

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1 BYERS: Please proceed.

2 WALLACE: Yeah. The Patterson house built in 1915, um, took this house
3 (unintelligible) about two years ago. The owners, the Zubillers, um, own the house right across
4 the street, um, and, uh, and bought this from, from, from the previous owners. Um, it had been
5 left, um, in a, in a state of, of what I like to call benign neglect where a lot of things are left
6 original which is a good thing for historic properties. Um, they rehabilitated the property and did
7 the second story addition, um, in just the last couple of years as Alvin stated.

8 Um, next slide please. Um, there was a fire in 1932, that, um, that engulfed I believe the
9 back of that, that roof where the, the, the recent addition, um, was constructed. So, um, I believe
10 that most of that, the rear end of that gable was (unintelligible) reconstructed as part of, part of
11 that, um, fire repairing in the 1930s.

12 Uh, next slide please. Um, the addition was approved by City Staff and included
13 restoration of, of windows and, and other things around the house. Um, the house retains the key
14 character defining features of the Craftsman style. The oversized brick piers and, and half wall,
15 um, sloping or battered columns, the decorative knee braces, a variety of materials, clapboard
16 and, and shingle siding. Um, original wood door, original wood windows, um, original side bay,
17 bay window and doors.

18 Um, next slide please. Um and here's some slides showing the, um, recent paint job that
19 the, that the house has had, um, and as part of that, that restoration and rehabilitation effort
20 including that, that rear addition which sits behind the, the, the primary gable of the, uh, the peak
21 of that roof. Next slide please. Um, here's that, that side window. Um, that, that bay window
22 that's, that's facing the front.

23 Um, next slide please, and here's the rear addition. I know that the, the photos in the
24 report can be a little jarring showing the, the back, um, getting the work done, but sometimes it
25 has to look bad before it looks good, um, and this, uh, this is that rear addition which part of that
26 rear of the house, um, was not original I think, uh, I think about three quarters of the back had
27 already been, um, been, been changed as part of a earlier rear addition.

28

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1 Next slide please, and here's that building permit from 2020 approved by Historic
2 Resources City Staff, um, for, for the work done and I think one more slide? (Unintelligible).
3 Okay, yeah, just the, just an enlargement of that, uh, of that permitting approval and I'm
4 available for questions.

5 BYERS: Thank you Mr. Wallace. Is there anyone else who's present from the
6 public on online who would like to comment about this project? Okay, it doesn't look like we
7 have anyone online. So at this point I will close public testimony. At this point I will take a
8 motion from the Board before we will discuss the project. We can do discussion first, sorry
9 everybody, I'm used to serving on a board where we used to make a motion first. Um, so do we
10 have any Board Member comments on the project? Board Member Woods?

11 WOODS: I (unintelligible) this and it, what I (unintelligible). I was just shocked
12 because (unintelligible) by the addition at the back which seems to me to be enormous. From the
13 side it looks, because it is quite visible above the roof (unintelligible) from, from the street you
14 can see it and certainly from, by the size you can see it. I mean it looks like it's engulfing and
15 swallowing this poor little Craftsman. Um, I realize apparently it was cleared by Staff, but I just
16 found it really concerning. So it's, has to do with this massing the scale, visibility of the addition
17 and then my second problem, on the south side there are three original windows at the back, but
18 there were four replaced windows in the middle and the report says that they are historically
19 appropriate. I don't see how they can be considered historically appropriate. One has a little,
20 they added a bathroom ventilation window that (fits) into what were, um, (corners) there, but
21 none of those windows, they don't match the original windows. They don't have (lugs). They
22 look modern to me, um, I was just, I was really, um, disturbed by it. So I, that's why I pulled
23 this.

24 BYERS: Thank you Dr. Woods. Do we have any other comments from the
25 Board? Board Member Coyle?

26 COYLE: Microphone (unintelligible). Um, my questions were different and
27 related more to the 1928 detached apartment in the back. The report (unintelligible) the Staff
28 report and the consultant report didn't really have some of the detail that I was looking for. Um,

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1 they said the windows might be the only changes, um, but then there's no information that I saw
2 that said whether, um, those windows were, in fact, new or in the same openings or if the
3 openings were changed. You know, it didn't tell me that, um, so that was something and, and,
4 and, and it says apartment building. I don't know that we've ever had a parcel come before us
5 that said apartment building versus an apartment. So I was looking for how many units is that in
6 the back one and has it always been that way and, if so, does that tell us something about how to
7 accomplish density in a way that might make sense residen—re-- residential neighborhood. So
8 those pieces of the puzzle weren't available for me. So I was wondering if, um, the consultant
9 could answer this.

10 BYERS: Mr. Wallace, we're bringing you a microphone.

11 WALLACE: Thank you. Um, yes, the rear apartment building structure, um, in
12 addition to, um, the other changes, the siding has been changed and I believe, if, if memory
13 serves, that building was cleared as non-historic before this project began. Um, (unintelligible).

14 COYLE: If you could stop there, that raises...

15 WALLACE: Yeah.

16 COYLE: ...kind of an interesting question...

17 WALLACE: Yeah.

18 COYLE: ...for me as, as a Board Member. I mean we're looking at the whole of
19 the parcel, aren't we? And not preclearance. So this, the, the reports tended to lean, I think, in
20 on that notion that that building has been cleared, but I don't know how we're supposed to
21 operate with that as a board when we're looking at the parcel in the interim. So maybe Staff can
22 touch on that point later. Go ahead.

23 WALLACE: Yeah, and I, I think even if it had been cleared by City Staff before, if I
24 had thought that it would independently qualify under, under, um, any of the criterion for, for
25 architecture, I certainly would have included that in the report. Um, I'm not sure the original
26 design of the, of the structure, but I don't think that it has sufficient, um, integrity or necessarily
27 would have reflected, um, an architectural style, um, that, um, in its original, um, in its original
28 condition and, and certainly not, um, with the, the, the changes that it has today, unfortunately.

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1 COYLE: How many units are in there? It said apartment building.

2 WALLACE: Yeah, I think there's two, (unintelligible). *(Mr. Wallace turns to speak*
3 *to someone not seen by the camera and holds up two fingers on his right hand).* Yeah. Two,
4 there's an upstairs and a downstairs.

5 COYLE: Okay, thank you. In future reports it might be helpful to include that
6 kind of detail.

7 WALLACE: Absolutely.

8 COYLE: Thank you.

9 BYERS: Is (unintelligible) going to address the question on clearance
10 (overtalking).

11 STAFF: Yeah. Yeah, I can do that.

12 BYERS: (Overtalking) clearance?

13 FEMALE: So when, um, this property was reviewed consistent with, um,
14 Municipal Code Section (143.0212), um, known as the over 45 reviews. Um, during that review,
15 um, Staff determined that the rear building was not, um, individually eligible for designation.
16 Um, so for the purposes of a project, um, you know, it, it could be modified and did not
17 (unintelligible) Secretary of Standards, but the main house did. So we, um, we, um, reviewed the
18 project for the main house to be consistent with the Secretary of Interior Standards. However,
19 um, the issue before you here today is the entire parcel and its historic significance.

20 COYLE: Was the project you referred to the rear addition on that front house?

21 FEMALE: Correct.

22 COYLE: So when we have I like something that's more like a mini (district) or
23 (unintelligible) or a collection of properties, I think you have to consider all that together, at least
24 in my mind. So that's where I'm a little I guess confused about going forward on a clearance
25 that we didn't do. So, but what I think I'm hearing is we don't have to rely upon that when the
26 whole parcel comes before us for historic designation of one of these (unintelligible). Just like
27 that last one we had the other week on the corner where we said that the other structure was
28 historic.

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1 STAFF: Correct.

2 COYLE: Is that correct.

3 STAFF: So it, it's on the table. Staff is not recommending inclusion of this, um,
4 and based on Mr. Wallace's description and there appeared to be some modifications to the
5 report. (Unintelligible).

6 COYLE: Thank you.

7 BYERS: Do we have other comments from the Board? No others? I do have
8 some comments about this project. Um, (unintelligible). Dr. Woods, I had a similar reaction
9 when, um, visiting the property and admittedly just the way that my site visits (unintelligible)
10 with my (unintelligible) of, of the report, um, I, I kind of had glanced at the report and Staff's
11 recommendation before going to the house and coming around the corner, I was surprised and I
12 thought, well that can't possibly be the house because of, um, how much the addition sticks up
13 over the, um, the ridge of the house, um, and so, you know, I went back and looked at, um, the
14 Secretary of Interior Standards for the treatment of historic properties and one of the comments
15 is that (unintelligible) related (unintelligible) materials, features and spatial relationships that
16 characterize the property, um, the new work will be differentiated from the old and will be
17 (unintelligible) materials, features, size, scale and proportion and massing to protect the integrity
18 of the property and its environment. And so I do have concerns about how that new addition
19 peaks up over the ridge and throughout the report it kept say, you know, that it was behind the
20 ridge or tucked behind the ridge or respected the ridge, but in the drawings it very clearly shows
21 that if this isn't a trick of perspective, um, it was approved with the addition being taller than that
22 ridge, pretty substantially taller. You know, I, I've been looking at it in a few different ways
23 trying to figure out, okay, did folks think there would be a trick of perspective or because of the
24 typography that somehow you wouldn't see that from the street, but you very clearly see it from
25 the street and it seems to, uh, dwarf the, the house quite a bit. Um, and then as I started digging
26 into the drawings, I had some questions about the windows as well and this might just be a, like a
27 drafting issue, but it was showing that there were some existing windows at the bay window that
28 were saying they were existing and that they were vinyl or aluminum and it didn't look like those

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1 were being replaced and there's a lot of landscaping around there. So it was hard to discern that
2 area. So, um, I'm really struggling because, with this one because, of course, um, you know, I, I
3 do know that the City did approve this, um, as part of, you know, what I understand to be a pretty
4 rigorous building department approval and historic review, um, but I am struggling with the
5 massing of that addition. Board Member Coyle?

6 COYLE: Yeah, I have, uh, another question which is, is there a district, a
7 potential district in this area? Can anybody help me understand that or, or no?

8 FEMALE: (Unintelligible)? *(The Board waits for an answer from someone off*
9 *camera and whose answer is inaudibly).*

10 COYLE: So just assuming for the sake of argument that the Board does not have
11 this as being worthy of individual designation, at some point there could be, hypothetically, a
12 district that comes back. Um, would our motion exclude that property from being a contributor
13 or not?

14 MALE: *(Unintelligible response from a male off camera).*

15 COYLE: Alright, if and when this happens, being a (contributor), you know,
16 maybe we'd get a little less scrutiny.

17 MALE: *(Unintelligible response from a male off camera).*

18 COYLE: But anyway, thank you for answering.

19 BYERS: Do we have any other board comments? Did you want to say
20 something Ms. (unintelligible)? You, you were saying you wanted to speak, but you were
21 handing away the mic, so I (unintelligible).

22 FEMALE: Um, yeah, I just wanted to speak a little bit to, um, the addition and
23 Staff review and interpretation of the Standards and application of the Standards, as well as
24 design (unintelligible), um, subcommittee as well. Um, for, I have been working in this section
25 for over 20 years off and on, um, and we have not taken a position that the only acceptable
26 addition to a one-story house is a one-story addition. We have approved two-story additions in
27 any number of instances, both prior to designation, um, and then recommended designation or
28 recommended designation on properties that have had two-story additions even prior to, to Staff

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1 review that we have also approved two-story additions to one-story historic properties following
2 designation of a historic resource. Um, what we look for is trying to reduce the impact of the
3 massing by stepping it back. Um, something like what was done here or pushing that addition
4 back behind the ridgeline to, uh, preserve that, um, one, one-and-a-half story, um, massing and,
5 and locating that, um, addition behind the ridgeline, um, is what we have consistently looked for
6 and applied. Um, it is visible, we try and minimize visibility, but you can see it. Um, so as I
7 said, this has kind of been a pretty long standing practice of, um, allowing more than a one-story
8 addition on a one-story home because we are looking at how to expand and rehabilitate, per the
9 Standards, um, and the needs of, of property owners and the need of additional, um, housing or
10 space, um, and still needing things like yard area, running (into) setback and so forth. Um, often
11 the requirement and the option that we're faced with is (unintelligible). And so then we're
12 looking at how to minimize that, recognizing that when you have two-story addition on a one-
13 story home it's going to be very difficult to not have it be visible in one way, shape or another.
14 But, um, from a Staff perspective, this addition is consistent with what we have (unintelligible)
15 prior to and after designation, um, and, again, we don't feel that it significantly impacts the
16 relevant aspects of integrity to the point that the resource would not be eligible for designation.

17 BYERS: Thank you Ms. (Cenco). Board Member Winter? Oh, sorry. I thought
18 you were pointing...

19 WINTER: *(Board Member Winter's microphone is not working and what he says*
20 *is unintelligible).*

21 BYERS: Okay.

22 WINTER: *(Board Member Winter's microphone is not working and what he says*
23 *is unintelligible).*

24 BYERS: Board Member Farley?

25 FARLEY: Well, I was gonna say for me it goes back to, I know, I know you guys
26 were saying whether it's one-story or two-story, that part didn't matter to me as much as the
27 scale itself and so in reading that part in the Standards, I mean the scale does, when you come
28 around the corner it's just like, wow. And I was surprised when she said it's two units because I

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1 clearly thought it was about four to six units when you look at it. So, uh, you know, it, uh, as
2 you said, it, it kind of swallows it a little bit and so in that, at least visually, it kind of takes away
3 some of the historic (unintelligible).

4 BYERS: Any other comments? One comment, um, Board Member Winter, I
5 was thinking a lot about the things that we've had to comply with in meeting with Staff's, Staff
6 over about maybe 24 years and, uh, I kept going over this project in my head and I know every
7 single project is different, every interaction is going to be different, but we were laboring over
8 this addition on this house and how this could not dwarf or could not be seen from the street and,
9 you know, the battle of an architect between the owner that very much is trying to, you know,
10 increase density and we, we kind of have had to keep shrinking that, um, so that we wouldn't
11 compete with the mass of the original house. So, um, that may be part of the baggage that I'm
12 carrying. So, again, just, just, uh, kind of separate experiences there. Um, any other comments
13 before we have a motion?

14 COYLE: Um, I don't know this kind of reminds me a little bit even though it was
15 a de-- detached unit of an (ABU) that we had come before us. It was on a corner (unintelligible)
16 if it's really a contemporary ABU that was very tall.

17 BYERS: Right.

18 COYLE: I think it might have been gray or whatever (overtalking).

19 BYERS: It's in North Park, I think it's dark green, yeah.

20 COYLE: And, and I can't remember what we did on that one, but we struggled
21 with it and, you know, we were concerned about that differentiated, yet compatible and this sort
22 of reminds me of that, but kind of pushed together. Um, anyway.

23 BYERS: Do we have a motion?

24 MCCULLOUGH: I think, I think we all know where this is going, so in an effort to
25 keep this, uh, meeting moving, I'm gonna move, uh, a motion to, uh, approve Staff's
26 recommendations for a historic designation.

27 TAYLOR: Second.

28

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1 BYERS: Do we have any further discussion before we take a vote? Did you
2 have another comment Mr. Winter, Board Member Winter? Okay. Um, I believe I've closed
3 public comment. If I didn't, I will close it now. Oh, okay, sorry. Never mind. Yeah. We do
4 need a...yeah.

5 WALLACE: Thank you. Um, I just wanted to, um, to answer (unintelligible)
6 questions. Um, if you see what's in (unintelligible), 82, 92 (unintelligible). On page 92 you'll
7 see, um, down the driveway side that the house had aluminum windows in those openings and,
8 um, all of those windows have been changed from, any windows that were vinyl or aluminum
9 have been changed to wood and that's what I was referring to. Uh, so I just wanted to clarify
10 that before the vote. Thank you.

11 BYERS: Mm-hmm. Do we have any other public comment? So (unintelligible)
12 the time, however, Mr. Wallace didn't use all of the time originally. Um, yes, two minutes.
13 (Unintelligible) be getting you at, well we'll get you and mic here shortly so that they can hear
14 you on Zoom.

15 L.ZUBILLER: Hi, I'm Love Zubiller, I'm the owner of the house or one of the owners
16 with my husband (via Zoom. Thank you so much for, um, seeing our house today. I, I just
17 wanted to make a couple comments. One is that our entire process was done in accordance with
18 the City's Historic, um, uh, their process and their guidance. Um, we, in fact, had to go back to
19 the drawing board several times in order to comply with every single thing that the Historic
20 Board said that we needed to comply with. So every single detail that went into this house was
21 taken with that in mind. Everything from the shingles on the outside, when we repainted the
22 house, restored every single shingle, every single beam, everything, even inside we tried to take,
23 and we followed everything by the book that was given to us by the City when we were doing
24 this and any questions that we had were addressed immediately through our contractor with the
25 City and the Historic Board, forgive me for not knowing all of the exact terminology, but um,
26 every single thing that we did was done in accordance with the guidance that they gave us, steps
27 they gave us step by step. And in addition, um, for us, we saw the need as, um, Board Member
28 (Carly Cenco) said to increase the size of the house so that more people could live in it. We have

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1 a beautiful family there, a growing family with, uh, one child, another child on the way and a
2 full-time nanny living there that would not have been possible. These people (unintelligible).
3 Um, it's my belief (unintelligible) the right house and they are (unintelligible) because we, uh,
4 made these changes to the house. And it's a beautiful house, it's loved by our street and the
5 community. Thank you for your (overtalking).

6 BYERS: Okay. Thank you. Alright and I see we have, uh, a hand raised.

7 MALE: (Unintelligible).

8 BYERS: Please state your name. You'll have (overtalking).

9 M.ZUBILLER: Yes, my name Matthew Zubiller, I'm also the owner of that house.

10 BYERS: Hi there, you'll have three, three minutes Mr. Zubiller.

11 M.ZUBILLER: First of all I want to thank you, um, as well as the, the Board and the
12 Historical Resources Board and City for all the support that you're giving us over this many
13 years as we've gone through this process. As my wife, Love, mentioned, um, this is an
14 incredibly important designation for us because we are so proud of our city. We're proud of our
15 city's historic meaning to our community, uh, we've made incredible investment to do
16 everything we could in compliance, um, from the design to materials with the guidance and
17 support, um, and, and all the work that's been done including the size, materials, look,
18 placement, scale and scope has been done in consi-- in con-- in consideration and with guidance
19 from both the City Consultants with the Standards. And so, thank you for the consideration. We
20 hope this effort that we put together will meet the needs that you've asked for and would like to
21 understand if, for some reason, they don't. Thank you.

22 BYERS: Thank you. Staff, do we have any other public comments? I see we've
23 lost Board Member Taylor, but it looks like it might temporarily? Okay. So I will close public
24 comment. Um, so at this point we have a motion and we have a second, but I feel like we have
25 to wait until Board Member Taylor returns. Oh, do we not have a second? Oh, he is the second,
26 right, he is the second, but either way we need him here for the vote, so...

27 COYLE: In the interim, I might have a question (unintelligible). Did I hear Staff
28 say that this was through (DAS)?

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1 STAFF: I can take that. I, I was not the staff person on this project
2 (unintelligible) Staff (unintelligible) on it. Um, this did not go to DAS. The project that was
3 originally proposed was much different and it really was a vigorous project, um, um, dealing
4 with, you know, trying to accommodate the needs of the property owner and make the project
5 consistent with the Standards. Um, there were a lot of meetings, but it did not go to DAS.

6 COYLE: Is this the kind of project that nowadays would typically go through
7 DAF or not?

8 STAFF: No, DAS is only for (designated).

9 COYLE: Okay, (unintelligible). Um, I'm sorry (overtalking)?

10 STAFF: DAS is only for designated resources.

11 FEMALE: Mr. Taylor has returned.

12 BYERS: Welcome back Mr. Taylor. Okay, do we have any further comment
13 before we take a vote on this motion? Okay and again, just to remind everybody, the motion is
14 to designate, uh, this property. That is what is on the floor currently. So I will go ahead and take
15 a vote. Board Member Woods?

16 WOODS: (Unintelligible).

17 BYERS: Board Member Winter?

18 WINTER: Yes.

19 BYERS: Board Member McCullough?

20 MCCULLOUGH: Yes.

21 BYERS: Board Member Farley?

22 FARLEY: Yes.

23 BYERS: Board Member Coyle?

24 COYLE: Yeah.

25 BYERS: Board Member Cortez?

26 CORTEZ: No.

27 BYERS: Board Member Taylor?

28 TAYLOR: Yes.

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1 BYERS: Okay. Um, so I am the last vote. It does require six to designate
2 correct? Two, three, four...I was (unintelligible) Board Member Coyle. So it, it does take six
3 votes to designate, we have five. Yes. Hmm. *(Byers spends several minutes speaking to the*
4 *woman sitting to her right)*. This is a very tough vote. Okay. I do recognize that you all spent a
5 lot of time on this working with Staff and I do appreciate Mr. Wallace's report, it was very
6 thorough, but I am going to vote no. So motion does not pass.

7 COYLE: Madame Chair can we take a five-minute (bio) break? Can we...?

8 BYERS: Yes, I've had other requests for a break. So at this point we'll take a
9 break. Also if everybody can be seated back by 2:50 p.m.

10 *(Ends at (1:41:19.0) - March 28, 2024 Historical Resources Board meeting)*

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Declaration of Christina Parman

I, Christina Parman, do hereby declare:

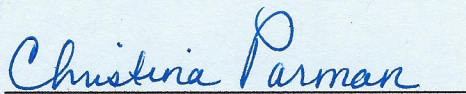
That I am a professional transcriptionist doing business under the business name of "Perfect Touch Transcription";

That the foregoing transcription provided, HRB meeting March 28 2024 Item 6 Alwyn & Emily Patterson 3783 Pioneer Place San Diego, was transcribed from an electronic medium, true & correct to the best of my ability, and the preceding pages contain a true record of the statements of the participants as closely as could be determined by voice recognition of the speaker(s);

That I am a disinterested person and am in no way interested in the outcome of said proceeding in which this transcription might be used, or connected with or related to any of the parties in said action, or to their respective counsel.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 4th day of August 2025.



Christina Parman