



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: January 7, 2026 REPORT NO. HRB-26-002

HEARING DATE: January 22, 2026

SUBJECT: **ITEM #2 – ALWYN AND EMILY PATTERSON HOUSE**

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

APPLICANT: Dreamtable LLC; represented by Scott A. Moomjian

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.

This property was previously brought before the Historical Resources Board on March 28, 2024 with a staff recommendation to designate the property as a historical resource with a period of significance of 1915 under HRB Criterion C. A motion to designate the property per staff's recommendation failed by a vote of 5-3-0. Board members who voted against the designation

expressed concern about the visibility, massing, and scale of the 2020~2021 addition, and about the windows on the north and south elevations of the original portion of the 1915 residence.

The applicant has since submitted a second request to nominate the subject property. This request includes the following documents: A letter from Scott Moomjian dated September 12, 2025, DPR 523L Continuation Sheets dated September 2025, an IS Architecture analysis dated July 30, 2025, a partial transcript of the March 28, 2024 HRB meeting, and a copy of the original 2022 Historical Resource Research Report prepared by Landmark Historic Preservation. No significant new information has been provided in this nomination, and, aside from the addition of a new wood picket fence, no significant modifications have been made to the property since the HRB previously considered the item. The San Diego Municipal Code does not require the submittal of significant new information to reinitiate designation proceedings if the property owner consents to the designation. The property owner is seeking designation of the property and has reinitiated designation proceedings.

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 names 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 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 2021. In 2023, Heritage Preservation staff approved a project to enlarge a south elevation window opening to incorporate a new awning window, consistent with the Secretary of the Interior's Standards. In April 2025, a wood picket fence was added to the front yard of the property. Its construction did not require a building permit.

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.*

As detailed in staff report No. HRB-24-012, 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.

As noted earlier, in 2020-2023, Heritage Preservation staff approved building permits as consistent with the Secretary of the Interior's Standards for Rehabilitation. This building project included the addition of a two-story massing on the property's rear elevation. The historic structure's steeply pitched roof and the narrow lot size limit visibility of the addition's overall bulk and height. Demolition of existing features was also limited to the rear, secondary elevation, where Craftsman character-defining features are limited. Non-original vinyl windows were replaced in their original openings with historically appropriate wooden windows or false sashes, which helped to partially restore the integrity of material and design. New construction, such as the side façade deck and an enlarged window opening, is limited in scope and did not significantly impair the property's ability to convey its significance under HRB Criterion C. The 2025 IS Architecture analysis evaluates the 2020-2023 building project, concurring with Heritage Preservation staff that the project is consistent with the Secretary of the Interior's Standards for Rehabilitation.

Staff previously recommended designating the subject property under HRB Criterion C, finding that it embodies the distinctive characteristics of the Craftsman style and retains integrity. A stylistically appropriate wood picket fence was added to the property's west elevation in April 2025, which did

not significantly impair the integrity of the subject property. The addition of a wood picket fence does not change staff's previous recommendation. Therefore, the property retains 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.

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
Associate Planner
City Planning Department

AL/ss



Suzanne Segur
Senior Planner/HRB Liaison
City Planning Department

Attachment(s):

1. Draft Resolution
2. Staff Report No. HRB-24-012 dated March 14, 2024
3. Applicant's Historical Report under separate cover
4. Scott A. Moomjian cover letter dated September 12, 2025 under separate cover

5. DPR 523L Continuation Sheet dated September 2025 under separate cover
6. IS Architecture Analysis titled "RE: 3783 Pioneer Place, San Diego, Secretary of the Interior's Standards Analysis for 2020 Architectural Project" dated July 30, 2025 under separate cover
7. March 28, 2024 HRB meeting transcript prepared by Christina Parman dated August 4, 2025 under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 1/22/2026

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/22/2026, to consider the historical designation of the **Alwyn and Emily Patterson House** (owned by DreamTable LLC, 3776 Pioneer Place, San Diego, CA 92103) located at **3783 Pioneer Place, San Diego, CA 92103**, APN: **451-042-1100**, 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: _____

KRISTI BYERS, Chair
Historical Resources Board

APPROVED: HEATHER FERBERT,
CITY ATTORNEY

BY: _____

LINDSEY SEBASTIAN,
Deputy City Attorney