



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 13, 2018 REPORT NO. HRB 18-046

HEARING DATE: September 27, 2018

SUBJECT: **ITEM #8 – Raymond Perrigo House**

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

APPLICANT: Jeffrey Beck and Edward Matson represented by Legacy 106, Inc.

LOCATION: 4150 Lymer Drive, Kensington-Talmadge Community, Council District 9
APN 440-381-11-00

DESCRIPTION: Consider the designation of the Raymond Perrigo House located at 4150 Lymer Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Raymond Perrigo House located at 4150 Lymer Drive as a historical resource with a period of significance of 1929 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its period of significance. Specifically, the resource features a hipped, shed and gabled roof of Mission clay tile set in front of a flat roof; stucco cladding; round clay tile attic vents; large arched focal window; asymmetrical primary façade; inset entry porch; multi-lite wood French door set; and fenestration primarily of multi-lite wood casement windows.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The subject resource is a one-story single-family residence built in 1929 in the Spanish Eclectic style on the west side of Lymer Drive in the residential subdivision of Kensington Manor Unit 1 in the Kensington-Talmadge Community.

The property was identified in the 1996 Mid-City Survey and given a Status Code of 5D2, "Contributor to a district that is eligible for local listing or designation."

he historic name of the resource, the Raymond Perrigo House, has been identified consistent with the Board's adopted naming policy and reflects the name of Raymond Perrigo, who constructed the house as his personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by Legacy 106, Inc. 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 resource is a one-story single-family home with a detached garage constructed in 1929 in the Spanish Eclectic style. The building is of standard wood frame construction on a concrete foundation and maintains its original rectangular plan form sited on a tapered pie shaped lot in Kensington Manor Unit 1. The roof form is predominantly flat, with a combination of hipped, shed and gabled roof of Mission clay tile at the front. The building exhibits an asymmetrical primary façade and is clad in the original hand finished stucco with decorative round clay tile attic vents. The recessed entry porch is generally centered and accessed via concrete steps. Multi-lite wood French doors are centered at the porch and flanked by two multi-lite casement windows. The wood entry door is set to the right, perpendicular to the street. Fenestration is primarily of multi-lite and single-lite wood casement windows.

A projecting wing is present to the right of the inset entry and features a large arched inset focal window and a set of decorative round clay tile attic vents matching the style of those seen elsewhere on the house. A front gabled wing to the left of the entry is similarly treated and features a three sided bay window with flat front, canted sides and matching multi-lite casement windows. An exterior stucco-clad chimney is present on the north side elevation and is flanked by a pair of multi-lite casement windows. At the end of the concrete driveway, a two car detached garage is located on the south elevation of the property.

Modifications to the property include the reorientation of the front walkway that was completed c. 2006 and removal and replacement of the original garage door. These modifications do not significantly impair integrity of design, materials, workmanship or feeling and the building retains integrity as it relates to architectural significance.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style, which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, an unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

Significance Statement: The house continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style including a hipped, shed and gabled roof of Mission clay tile set in front of a flat roof; stucco cladding; round clay tile attic vents; large arched focal window; an asymmetrical primary façade; inset entry porch; multi-lite wood French door set; and fenestration primarily of multi-lite wood casement windows. Therefore, staff recommends designation under HRB Criterion C.

OTHER CONSIDERATIONS

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives. If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Raymond Perrigo House located at 4150 Lymer Drive be designated as a historical resource with a period of significance of 1929 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Eclectic style architecture and retains integrity.


Shannon Anthony
Junior Planner


Sonnier Francisco
Senior Planner/ HRB Liaison

SA/sf

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 9/27/2018

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/27/2018, to consider the historical designation of the **Raymond Perrigo House** (owned by Jeffrey B. Beck and Edward R. Matson, 4150 Lymer Drive, San Diego, CA 92116) located at **4150 Lymer Drive, San Diego, CA 92116**, APN: **440-381-11-00**, further described as BLK 9 LOT 11 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 Raymond Perrigo House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource features a hipped, shed and gabled roof of Mission clay tile set in front of a flat roof; stucco cladding; round clay tile attic vents; large arched focal window; asymmetrical primary façade; inset entry porch; multi-lite wood French door set; and fenestration primarily of multi-lite wood casement windows. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the 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: N/A

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
JEREMY JUNG,
Deputy City Attorney