



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: February 14, 2013 REPORT NO. HRB-13-011

ATTENTION: Historical Resources Board
Agenda of February 28, 2013

SUBJECT: **ITEM #8 – Thomas and Katherine Carter/Lincoln Rogers House**

APPLICANT: Lakosil Family Trust represented by Legacy 106, Inc.

LOCATION: 4290 Randolph Street, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the Thomas and Katherine Carter/Lincoln Rogers House located at 4290 Randolph Street as a historical resource.

STAFF RECOMMENDATION

Designate the Thomas and Katherine Carter/Lincoln Rogers House located at 4290 Randolph Street as a historical resource with a period of significance of 1927 under HRB Criteria C and D. The Designation shall include the mature Cedar tree in the front yard of the property. The designation shall exclude the 424 square foot, two story tower and side addition constructed in 1988 and the 494 square foot 1st-floor family room addition with a deck above constructed in 1992. This recommendation is based on the following findings:

1. 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 1927 period of significance. Specifically, the resource features a fire red clay Mission half barrel tile roof; shallow eave overhangs; stucco wall exterior; gable ends with round clay tile attic vents; inset arched front entryway with a solid wood multi-paned front door; the projecting upper level with wooden bracketed cornice above the arched doorway; the wrought iron window grills on the second level; and the simple stucco front chimney.
2. The resource is representative of a notable work of Master Architect Lincoln Rogers and Master Builder Thomas F. Carter of the Carter Construction Company and retains integrity as it relates to the original design. Specifically, the resource is a significant example of Rogers' work at the height of his career and embodies his distinctive use of Spanish Revival elements, a cross-gabled plan and large front patio. The resource is also representative of a notable work of the Carter Construction Company and exemplifies how Thomas Carter successfully blended Mediterranean and classic Spanish details

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utilizing high end design, materials, and craftsmanship in the creation of his personal residence.

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 is located west of Randolph Street, a few blocks north of Fort Stockton Drive in the Mission Hills Neighborhood of the Uptown Community.

The historic name of the resource, the Thomas and Katherine Carter/Lincoln Rogers House, has been identified consistent with the Board's adopted naming policy and reflects the name of Master Builder Thomas F. Carter of the Carter Construction Company, who along with his wife constructed the house as their personal residence, and Lincoln Rogers, a Master Architect who designed the house.

ANALYSIS

A historical resource research was prepared by Legacy 106, Inc. which concludes that the resource is significant under HRB Criteria B, C, and D. Staff concurs that the site is a significant historical resource under HRB Criteria C and D but not B. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Marshall N. and Arianna Rosenbluth owned and resided at 4290 Randolph Street from 1956 until 1964. Marshall Rosenbluth was an influential physicist who played a role in the development of the hydrogen bomb during his time at the Los Alamos National Laboratory in the early 1950's. In 1997, he was awarded the National Medal of Science by President Bill Clinton for contributions to nuclear fusion and plasma physics. After he graduated from Harvard with a Bachelor of Science degree in physics in 1946, he received his PhD in physics from the University of Chicago in 1949. That same year he became an instructor at Stanford University until 1950 where he developed the "Rosenbluth formula," describing the shattering of subatomic particles. Also in 1950, Rosenbluth began his work at Los Alamos National Laboratory in New Mexico where he was the leading member of the hydrogen bomb research team. It was around 1954 after a mishap during H-bomb test in the South Pacific when Rosenbluth shifted his focus towards developing nuclear fusion for peaceful purposes.

Rosenbluth moved to San Diego in 1956, and joined General Atomics as a senior research advisor. From 1960 to 1967, Rosenbluth served as professor of physics at the new University of California, San Diego campus, where together with Soviet plasma physicist Roald Sagdeev, co-directed an international plasma theory workshop in 1965-66 at the International Centre of Theoretical Physics (ICTP) in Trieste, Italy. In 1987, Rosenbluth returned to San Diego after being the director of the Institute for Fusion Studies at the University of Texas-Austin and rejoined the physics faculty at UCSD and did consulting work for General Atomics. He retired from teaching at UCSD in 1993. From 1993 to 1999, he was the chief U.S. scientist at the International Thermonuclear Experimental Reactor (ITER).

Although the report gives many of Rosenbluth's accomplishments and lists several awards that he was the recipient of for his contributions to nuclear fusion and plasma physics; however, Rosenbluth's most important work appears to have been at Los Alamos and not in San Diego. The house at 4290 Randolph Street was his personal residence from 1956 until 1964 and is associated with him as a person but it is not a significant resource in local, state or national history for Rosenbluth's accomplishments at Los Alamos. Therefore, staff cannot recommend designation under HRB Criterion B.

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 two-story Spanish Eclectic structure was constructed in 1927 with an asymmetrical façade and compound floor plan. The structure features a two-story front gable roof and a single-story cross-gable roof facing north all covered in the fire red clay Mission half barrel tile. The roof is low-pitched with shallow eave overhangs and decorative rafter tails. The façade is a smooth stucco finish with wood detailing on the eaves, doors, windows and some decorative elements throughout the structure. Below the roofline of the front gable are three round attic vents made of clay material in a triangular pattern. The front elevation of the single-story side gable features a rectangular stucco chimney that rises above the tile roofline. Where the two-story portion of the house meets the single-story wing is a bracketed wood cornice which separates the upper level from the lower level of the house. The entryway is arched and covered in stucco material with a decorative light fixture hanging above the single-multi-paneled front door. The solid wood front door is multi-paneled with a wicket behind a decorative wrought iron grille at the top. The detached double-car garage is in the front of the property and is original to the Spanish Eclectic design of the house. The front gable of the detached garage has three round clay tile attic vents similar to the attic vents at the top of the second story front gable wing of the house. Fenestration on the house consists of inset single 2-lite and paired 3-lite casement wood windows with decorative wrought iron window grilles attached to them.

Modifications have taken place in the rear of the structure, including a 424 square foot two-story tower and side addition constructed in 1988 as well as a 494 square foot 1st-floor family room addition with a deck above constructed in 1992. Other alterations include the installation of a site wall and flagstone in 1948. These additions have limited visibility and impact to the original Spanish design, and do not impair the building's ability to convey significance as a 1927 Spanish Eclectic home.

Hugely popular following the 1915-1916 Panama-California Exposition which revived the romantic ideal of Spanish and Latin American architecture; the Spanish Eclectic style 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.

The house at 4290 Randolph Street continues to convey the historic significance of the Spanish Eclectic style by embodying the historic characteristics associated with the style; including the fire red clay Mission half barrel tile roof; shallow eave overhangs; stucco wall exterior; gable ends with round clay tile attic vents; inset arched front entryway with a solid wood multi-paned front door; the projecting upper level with wooden bracketed cornice above the arched doorway; the wrought iron window grills on the second level; and the simple stucco front chimney. Therefore, staff recommends designation under HRB Criterion C. The designation shall include the mature Cedar tree in the front yard of the property. The designation shall exclude the 424 square foot two-story tower and side addition constructed in 1988 and the 494 square foot 1st-floor family room addition with a deck above constructed in 1992.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

The Carter Construction Company was owned and operated by civil engineer, Thomas F. Carter. The company was known for building a Swiss Villa tract starting in 1911, said to be “the most artistic, convenient, up-to-date cottages in the city” according to an article in the San Diego Union in 1912. At their peak, the company was averaging a contract for building a home a day. In the 1920s, the Carter Construction Company shifted to more Spanish Eclectic style designs. Thomas Carter teamed up with Master Architect Lincoln Rogers and utilized quality construction materials and techniques in the building of Carter’s personal residence at 4290 Randolph Street. In October of 2001, the Carter Construction Company was established as a Master Builder (HRB Site #493).

Although originally from Maine, Lincoln Rogers studied architecture in New York City at the Pratt Institute and Columbia University. Rogers served as a commander in the Civil Engineering Corps of the US Navy during WWI. During this time he worked to renovate the Security Commercial and Savings Bank in Hillcrest. The James Wood Coffroth/ Lincoln Rogers-Frank Stevenson House was built by Rodgers and his partner Frank Stevenson in 1923 in the Spanish, Italian Renaissance and Mediterranean revival designs which was a popular style for these architects at the time. Rogers worked with the US military community in San Diego to build the US Marine Corps Recruit Depot, the Naval Training Station training camps in 1919, as well as some of the first permanent buildings for the Naval Trainings Station in 1921 and 1922. Rogers and Stevenson went on to also design the YMCA Building on Broadway (HRB Site #455) in the Italian Renaissance style in 1924, and the James Wood Coffroth/Lincoln Rogers-Frank Stevenson House in Point Loma (HRB Site #573) also in the Italian Renaissance Revival style in 1923. The two designated Spanish influenced buildings he designed in San Diego are the Spanish Revival Row Market Building (HRB Site #637) he designed in 1922 and the Naval Training Center (NTC) which he designed in 1921 and 1922 and for which he was established as a Master Architect (HRB Site #425).

The subject resource shows the coordination of Master Architect Lincoln Rogers partnering with Master Builder Thomas F. Carter of the Carter Construction Company for Carter’s personal residence. The resource at 4290 Randolph Street shows Rogers near the height of his career designing in the Spanish Eclectic style before the Great Depression.

The Thomas and Katherine Carter/Lincoln Rogers House exemplifies the notable work of Master Architect Lincoln Rogers and Master Builder Thomas F. Carter of the Carter Construction

Company and retains integrity as it relates to the original design. Specifically, the resource is a significant example of Rogers' work at the height of his career and embodies his distinctive use of Spanish Revival elements, a cross-gabled plan and large front patio. The resource is also representative of a notable work of the Carter Construction Company and exemplifies how Thomas Carter successfully blended Mediterranean and classic Spanish details utilizing high end design, materials, and craftsmanship in the creation of his personal residence. Therefore, staff recommends designation under HRB Criterion D.

OTHER CONSIDERATIONS

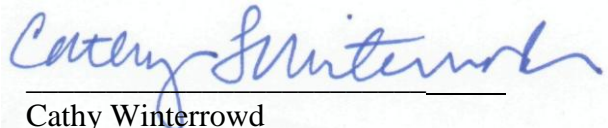
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Thomas and Katherine Carter/Lincoln Rogers House located at 4290 Randolph Street be designated with a period of significance of 1927 under HRB Criterion C for its distinctive characteristics through the retention of character defining features of the Spanish Eclectic style; and HRB Criterion D as a notable work of Master Architect Lincoln Rogers and Master Builder Thomas F. Carter of the Carter Construction Company. The designation shall include the mature Cedar tree in the front yard of the property. The designation shall exclude the 424 square foot two-story tower and side addition constructed in 1988 and the 494 square foot 1st-floor family room addition with a deck above constructed in 1992. 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.



Jeffrey E. Oakley
Associate Planner



Cathy Winterrowd
Assistant Deputy Director/HRB Liaison

JO/ks/cw

Attachments:

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

RESOLUTION NUMBER N/A

ADOPTED ON 2/28/2013

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/28/2013, to consider the historical designation of the **Thomas and Katherine Carter/Lincoln Rogers House** (owned by Lakosil Family Trust 04-20-00, 4290 Randolph Street, San Diego, CA 92103) located at **4290 Randolph Street, San Diego, CA 92103**, APN: **443-190-06-00**, further described as LOT 4 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 Thomas and Katherine Carter/Lincoln Rogers 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 1927 period of significance. Specifically, the resource features a fire red clay Mission half barrel tile roof; shallow eave overhangs; stucco wall exterior; gable ends with round clay tile attic vents; inset arched front entryway with a solid wood multi-paned front door; the projecting upper level with wooden bracketed cornice above the arched doorway; the wrought iron window grills on the second level; and the simple stucco front chimney. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of Master Architect Lincoln Rogers and Master Builder Thomas F. Carter of the Carter Construction Company and retains integrity as it relates to the original design. Specifically, the resource is a significant example of Rogers' work at the height of his career and embodies his distinctive use of Spanish Revival elements, a cross-gabled plan and large front patio. The resource is also representative of a notable work of the Carter Construction Company and exemplifies how Thomas Carter successfully blended Mediterranean and classic Spanish details utilizing high end design, materials, and craftsmanship in the creation of his personal residence. 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 include the mature Cedar tree in the front yard of the property. The designation shall exclude the 424 square foot, two story tower and side addition constructed in 1988 and the 494 square foot 1st-floor family room addition with a deck above constructed in 1992.

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: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney