

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

Section number \_\_\_\_\_ Page \_\_\_\_\_

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91000940 Date Listed: 8/5/91

Rancho Santa Fe Land and Improvement Company Office

Property Name

San Diego CA

County State

Lilian Rice Designed Buildings in Rancho Santa Fe MPS

Multiple Name

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This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

for *Antoinette J. Lee*  
Signature of the Keeper

8/5/91  
Date of Action

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Amended Items in Nomination:

Description: The wall material is amended to read "stucco."

This information was confirmed with Cynthia Howse of the California State historic preservation office.

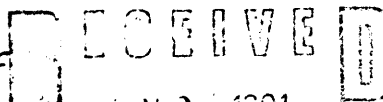
DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)

NPS Form 10-900  
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior  
National Park Service



JUN 23 1991

NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

NATIONAL  
REGISTER

1. Name of Property

historic name: Rancho Santa Fe Land and Improvement Company Office

other name/site number: NA

2. Location

street & number: 16915 Avenida de Acacias

not for publication: NA

city/town: Rancho Santa Fe

vicinity: NA

state: CA county: San Diego

code: 073 zip code: 92067

3. Classification

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>  1  </u>	<u>  0  </u>	buildings
<u>  0  </u>	<u>  0  </u>	sites
<u>  0  </u>	<u>  0  </u>	structures
<u>  0  </u>	<u>  0  </u>	objects
<u>  1  </u>	<u>  0  </u>	Total

Number of contributing resources previously listed in the National Register:   0  

Name of related multiple property listing: Lilian Rice Designed Buildings in Rancho Santa Fe, California

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this XX nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property XX meets does not meet the National Register Criteria. See continuation sheet.

Signature of certifying official: Katherine Mualtheri Date: 6-12-91

California State Historic Preservation Officer

State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby certify that this property is:

- entered in the National Register See continuation sheet. (Signature: Antonietta Di Leo, Date: 8/2/91)
determined eligible for the National Register See continuation sheet.
determined not eligible for the National Register
removed from the National Register
other (explain):

Signature of Keeper Date of Action

6. Function or Use

Historic: Commerce/Trade Sub: Business

Current : Commerce/Trade Sub: Business

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7. Description  
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Architectural Classification:

Spanish Colonial Revival

Other Description: NA

Materials: foundation: concrete roof: composition  
walls: adobe other: \_\_\_\_\_

Describe present and historic physical appearance.  X  See continuation sheet.

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8. Statement of Significance  
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Certifying official has considered the significance of this property in relation to other properties: at the state level in area of community planning and at local level in area of architecture

Applicable National Register Criteria: C

Criteria Considerations (Exceptions) : NA

Areas of Significance: Architecture

Community Planning and Development

Period(s) of Significance: 1924

Significant Dates: 1924

Significant Person(s): NA

Cultural Affiliation: NA

Architect/Builder: Rice, Lilian Jenette

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.  
 X  See continuation sheet.

9. Major Bibliographical References

X See continuation sheet.

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_

Primary Location of Additional Data:

- State historic preservation office
- Other state agency
- Federal agency
- Local government
- University
- Other -- Specify Repository: Rancho Santa Fe Association

10. Geographical Data

Acreage of Property: .06 acres

UTM References:	Zone	Easting	Northing	Zone	Easting	Northing
	A	11	481040	3653260	B	_____
	C	_____	_____	_____	D	_____

\_\_\_\_ See continuation sheet.

Verbal Boundary Description: \_\_\_\_ See continuation sheet.

Assessor's Parcel Number: 266-285-02  
Rancho Santa Fe, Block G, Lot 1

Boundary Justification: The boundary includes the entire city lot that has historically been associated with the property.

11. Form Prepared By

Name/Title: Ray Brandes, Ph.D. (revised by OHP 1/18/91)

Organization: Historian Date: November 17, 1990

Street & Number: 2725 Barnson Place Telephone: (619) 296-8619

City or Town: San Diego State: CA ZIP: 92103

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The Santa Fe Land Improvement Company building is located at 16915 Avenida de Acacias, in Rancho Santa Fe, California. It was constructed in 1924, designed by Lilian Jenette Rice, of 20" adobe, C.T. brick 6" walls and plastered white stucco, with green trim, and built on a concrete floor. It has a "flat front" with rounded corners. The building which has 2,093 square feet of working area is tiled with pavers. The windows are recessed and the window surround for each window and door is a molded arch with a center keystone.

Capping pilasters at each corner of the building are circular domes resting on rectangular bases. The roof is flat, and the roofing material is composition. Below the roof line and overhanging in each of the four corners is a rectangular eave on both Avenida de Acacias and Paseo Delicias. A row of red clay tile has been added for decorative effect.

The only exterior alterations noted on the building assessment record or visually seen in historic photographs, have been the removal of the iron grill work from each of the windows and the once single pane, heavy windows. The Commercial Building Record indicates that a shed-garage was constructed at the northeast corner of the property in recent times, but not attached to the building. A search for that garage in late 1990 revealed it no longer exists.

The interior of the Company building was altered, according to the Commercial Building Record in 1935, to fit the uses of the different business which have occupied the site. The current space is utilized as follows: three offices, a living room, dining room and kitchen.

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NATIONAL REGISTER OF HISTORIC PLACES  
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The Rancho Santa Fe Land and Improvement Company Office is significant under Criterion C in the architectural history of Rancho Santa Fe as an excellent example of the commercial architecture designed by Lilian Rice in the Spanish Colonial Revival style and in the community planning and development history of California as a component of a carefully laid out group of buildings over a large planned area. Dating to 1924, this building was the first commercial building constructed in the planned community. As the first commercial building, it undoubtedly set the tone for subsequent design in the Civic Center area. It is constructed of adobe brick, allowing for deeply recessed voids to contrast with the smooth sculptural form of the adobe. Corner piers surmounted by flattened domes, tile overhangs, and raised stucco molding around openings are seen in an early Rice design. The Rancho Santa Fe Land and Improvement Company Office exhibits the major characteristics of its property type, making it eligible for the national Register in the context of The Work of Lilian Jenette Rice in Rancho Santa Fe During the Years 1923-1938.

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Major Bibliographical References:

Commercial Building Record, Office of San Diego County Assessor, Carlsbad, CA.  
Ticor Collection photographs: San Diego Historical Society numbered:  
2610-1; 82-13561 (1920s); 89-17487 (c1926)  
Deed and Miscellaneous Record Books, Office of San Diego County Recorder, San Diego  
Miscellaneous scrapbooks and files, Rancho Santa Fe Historical Society.  
Minute Books, Santa Fe Land Improvement Company, in vault, Rancho Santa Fe Planning  
Department.

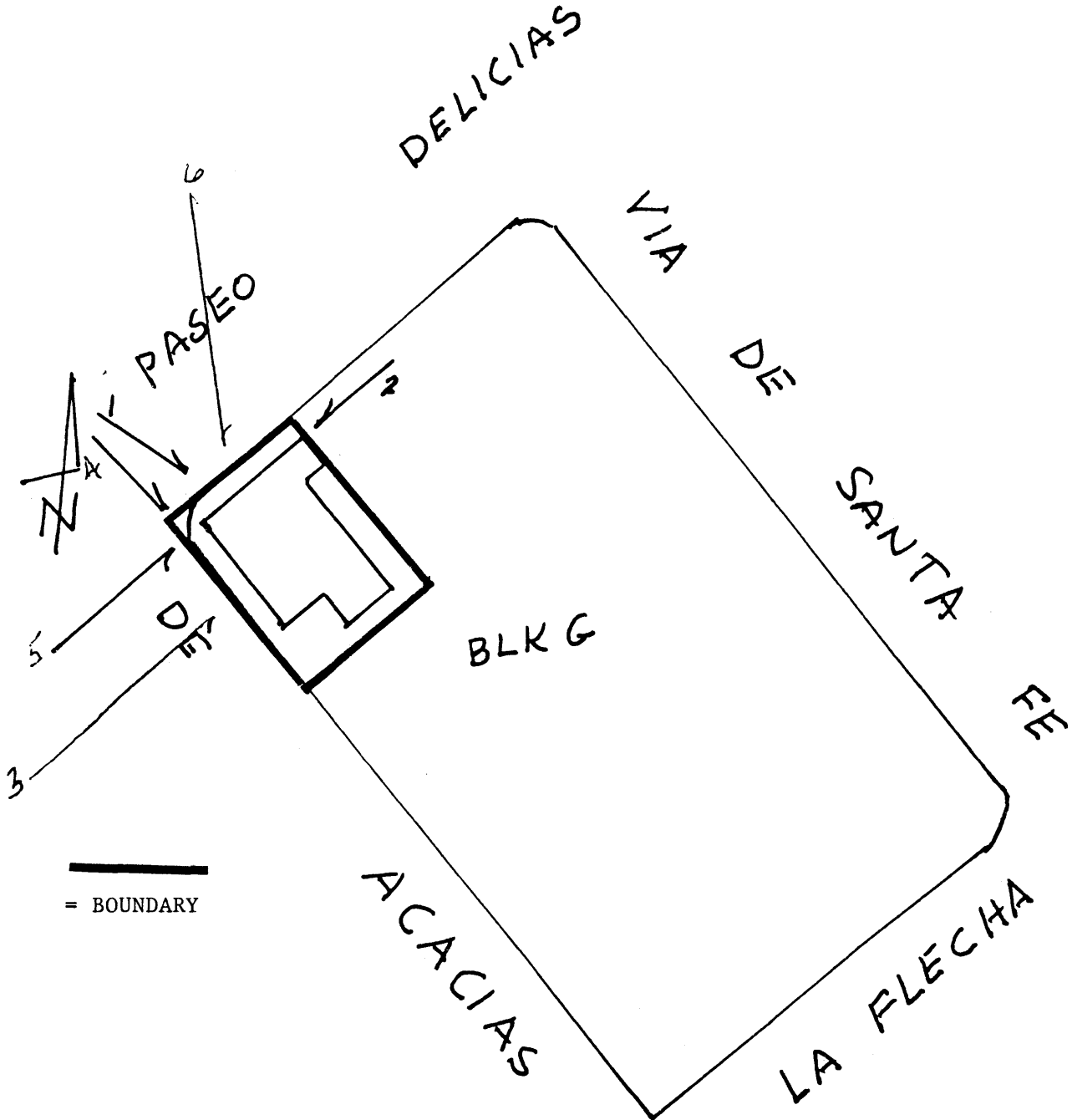


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

*16915 Avenida de Acacias  
Rancho Santa Fe, CA  
San Diego County*

Section number \_\_\_\_\_ Page \_\_\_\_\_ Santa Fe Land & Improvement Company Building



## National Register of Historic Places Continuation Sheet

Section number Photographs Page       

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Following information is the same for all photographs.

Santa Fe Land Improvement Company offices

16915 Avenida de Acacias, Rancho Santa Fe, CA. 92067

Current Owners: Rancho Santa Fe Properties

Photographs, negatives on file: Phyllis Paul, Box 2034, Rancho Santa Fe, CA.

Dates of Photographs: August, September 1990.

1. View west to east of corner property reflecting dinow and door openings.
2. View along Paseo Delicias showing rounded stucco corner and rectangular base for the embedded towers and flattened domes on top.
3. View reflecting the details of the raised stucco designs above windows; the eave line with the decorative clay tile beneath.
4. Corner view with close up details showing rounded corners and stucco details above windows and base of building, rectangular base for stucco flattened domes.
5. Corner view of Rancho Santa Fe Properties ( former Santa Fe Land Improvement Company).
6. Looking north to south along Avenida de Acacias. The only change in this structure are the replacement of the windows with multi- pane windows, the removal of the large grillwork which had been installed to protect the data in the original offices, awnings and small window boxes set into the recessed bases of the windows.