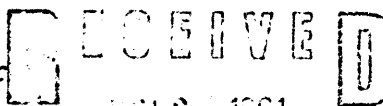




NPS Form 10-900  
(Rev. 8-86)

OMB No. 1024-0018

United States Department of the Interior  
National Park Service



NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM

NATIONAL  
REGISTER

1. Name of Property

historic name: Shaffer, Charles A., Residence

other name/site number:

2. Location

street & number: 5610 La Crescenta

not for publication: NA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: District

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>  1  </u>	structures
<u>  0  </u>	<u>  0  </u>	objects
<u>  1  </u>	<u>  1  </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: Kathryn Quattrone 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.
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: Antonia Blue Date of Action: 8/5/91

6. Function or Use

Historic: Domestic

Sub: Single Family

Current : Domestic

Sub: Single Family



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9. Major Bibliographical References

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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

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10. Geographical Data

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Acreage of Property: 2.01 acres

UTM References: Zone Easting Northing Zone Easting Northing

A	11	479920	3655660	B	_____	_____
C	_____	_____	_____	D	_____	_____

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

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

Assessor's Parcel Number: 265-101-11  
 Rancho Santa Fe Block, 6, Lot 3 (Arb 11)

Boundary Justification: The boundary includes the residence and the immediate surroundings retaining historic integrity.

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11. Form Prepared By

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

Organization: Historian Date: November 6, 1990

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

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

## National Register of Historic Places Continuation Sheet

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Shaffer Residence

The Shaffer residence, in Spanish Colonial Revival style, sets back from the main road in an orchard grove. The acreage is smaller now than it was originally. The home compares in size with some of the other residences designed by Lilian Rice, but does not have the same configurations.

The wings on the north and south sides of the home are equal in length, while in other homes one wing is sometimes of a shorter length. The rear of the house has an arched walkway on a north/south axis of the home with floor pavers. This is one of the more elaborate of the Rice designed homes. Aside from the bell tower, the grillwork, decorated brick, terracotta and other features, the residence has extremely clean facades. Rice did not overshadow the home with these extras although the eye picks them out.

The Spanish Colonial Revival residence was designed and constructed in 1927, at 5610 La Crescenta, under the guidance of Lilian Rice. The structure was one of those which fell under strict architectural guidelines drawn up by the Santa Fe Land and Improvement Company, and under the approval of the Art Jury.

The home is one and a half stories, with 5,067 square feet of living space and "U" shaped, with a patio and recreation area with a great deal of foliage at the center rear of the home.

An interesting design element is a rectangular bell tower, with a bell, at the southwest corner of the home as a part of the main facade, which is reached by a stairwell reminiscent of those at California Missions.

The home is located on a flat piece of ground, on a concrete foundation, with above-standard construction. Structurally it is CT frame with stucco on the exterior. Floor joists are noted, but size is not given on the construction documents. The flooring is hardwood, with some linoleum in the pantry, kitchen and bath areas.

There is an abundance of doors and windows. The west or front facade has a variety of large and small windows; some are double hung vertical and a few single pane, all with wood casements. The main front door is entered through a recessed archway. A second door leads from the garage at the northwest corner through an arcade to the side of the house. On the north side, midway, another door provides access from the outside area. The other major entrance is on the east side from the patio into the front room. It is possible to see from the rear patio and swimming pool area so the front yard because of the large plate glass windows and glass doors.

The roof is described as Flt 1/4; medium gable and hip gable medium. One fireplace and chimney is in the wall area between the front room and the patio. A second is in the rear of the home, the latter being a small stuccoed chimney.

The massive home has an entrance hall, living room, dining room, den, five bedrooms, a dinette, kitchen, and miscellaneous closet and pantry as. Floors are hardwood, some vinyl and linoleum. Walls are plastered on wood lath, although at least two rooms have paneling.

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Shaffer Residence

The interior had had some conversions of interior space in 1971, when an area was opened up to serve as a kitchen and a bathroom. One unfortunate addition outside the home at the northwest end is a concrete block and plywood garage or storage area. The construction is very poor, does not seem to have been more than an attempt to enclose some sort of storage space or perhaps an older carport. It is attached, but could be removed with little effort.

Grassy areas surround the rear as well as the front drive area. There are pepper, pine and fir as major tree plantings, rather fully grown, and an abundance of seasonal plants and shrubs. The patio area and space have had no recent additions, aside from the swimming pool put in during the early 1980s. Some windows were enlarged at the rear of the house and several sliding glass doors replaced older doors. The extension of the lawn and surrounding plantings of the grounds has enlarged the recreation area.

The Shaffer residence is a remarkably large home sited, unlike others, on a flat space of ground, surrounded by orchards. In the surrounding areas, several other homes and some roads have been added which reduced the size of the original tract. Yet the home has retained its opulent Spanish Colonial Revival features which, with the arched walkways, the bell tower and the secluded entryways provide a rich aura of the past. As a superior example of what Lilian Rice defined as a large home or estate sited beautifully surrounded by mature stands of trees, it is a home with more than ample living area, and the amenities of a recreational area. This home meets the registration requirements.

United States Department of the Interior  
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES  
CONTINUATION SHEET

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The Shaffer Residence is significant under Criterion C in the architectural history of Rancho Santa Fe as an excellent example of the domestic 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. This house exhibits beautiful Spanish Colonial Revival detailing, so characteristic of Rice's residential design. Arched, recessed entry, corbeling, exposed rafter tails, grill work on the windows, and a bell tower are incorporated into a very satisfactory building. The Shaffer Residence 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.

The house was built for Charles A. Shaffer, an American representative for the Dupont interests and a manager of the Dupont Nitrate Company of South America and Harrisburg, Pennsylvania. The estate was originally 250 acres.



United States Department of the Interior  
National Park Service

## National Register of Historic Places Continuation Sheet

Section number 9 Page 8 Shaffer Residence

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### Major Bibliographical References

Residential Building Record, Office, San Diego County Assessor

Deeds, Misc. Records Office, San Diego County Recorder

Endless Miracle, Rancho Santa Fe Historical Society study of residence 1987

Rancho Santa Fe Progress, November 1927

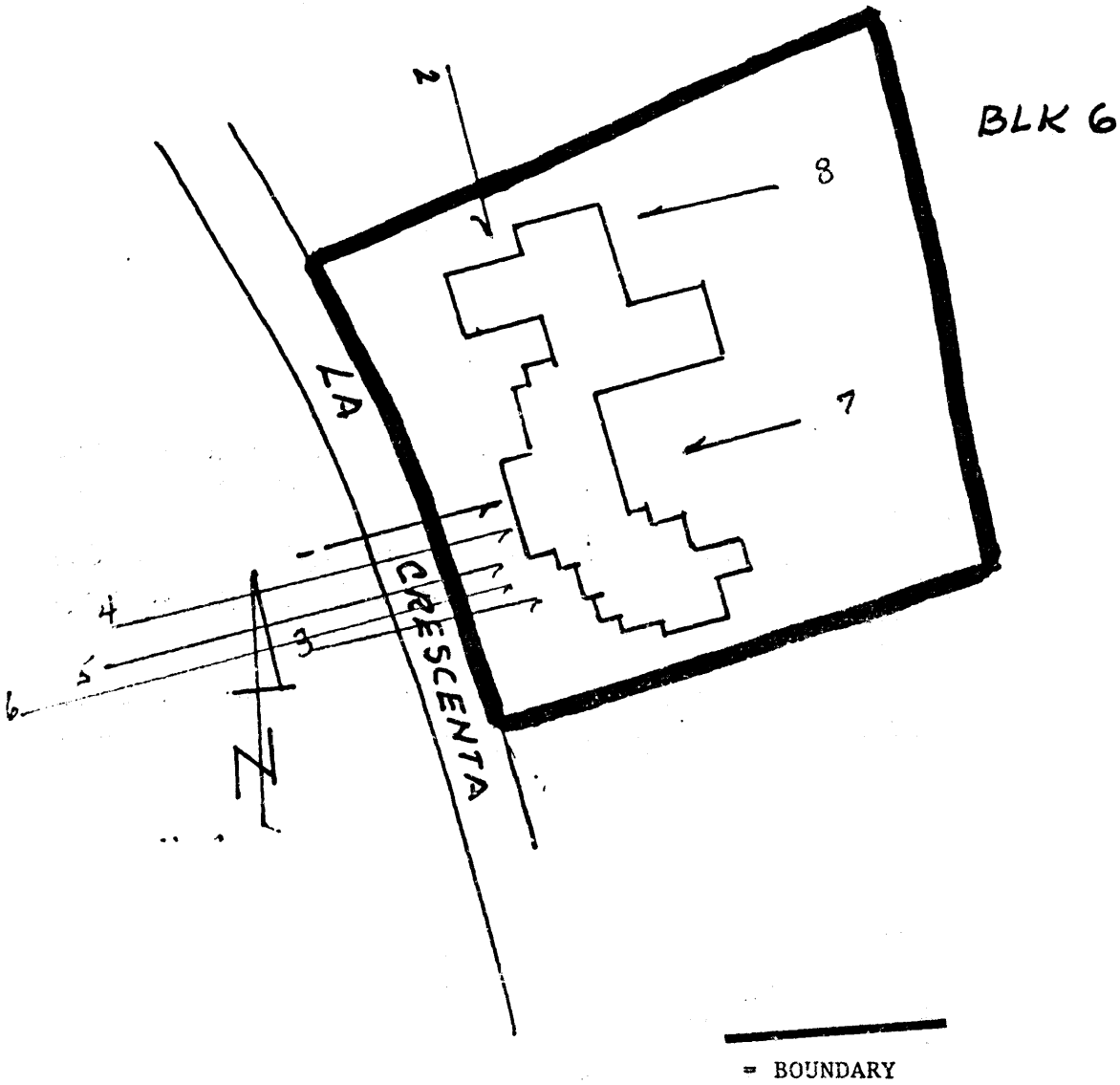
United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

*5610 La Crescenta  
Rancho Santa Fe, CA  
San Diego County*

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

Charles A. Shaffer Residence



United States Department of the Interior  
National Park Service

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Following information is the same for all photographs.

Charles A. Shaffer Residence, 5610 La Crescenta, Rancho Santa Fe, CA. 92067

Current Owners: Mr. & Mrs. Donald Sherman

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

Dates of Photographs; August, September 1990.

1. Main facade of residence; view is west to east. Note rectangular bell tower, second floor, arched entry, varied window styles and grillwork.
2. View is of the side entry, north to south, to reflect wood treatment and the red clay tile roof covering. This work is described in McAlesters' Book as reguarly laid American style tile.
3. View north to south; close view of bell tower , facade and window details.
4. Arched front entry detail.
5. Details of southeast front corner below bell tower.
6. Close up view of front window details below the bell tower.
7. View from edge of pool area to the rear of the house, east to west. Note arcade which runs wing to wing, north to south. Chimney has the unique clay tile arrester. Stairwell to bell tower barely visable through vegetation to the left.
8. View of rear of wing at north side of house reflecting tile coping along roofline and the multipaned windows. A few unusual sections at the ends of the wing appear almost as buttressing.