

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

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1. Name of Property

=====

historic name: Baker, Pearl, Row House

other name/site number: McGrew, Edith, Row House

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2. Location

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street & number: 6122 Paseo Delicias

Mailing address: Box 748

not for publication: N/A

city/town: Rancho Santa Fe

vicinity: N/A

state: CA

county: San Diego code: 073

zip code: 92067

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3. Classification

=====

Ownership of Property: Private

Category of Property: Building

Number of Resources within Property:

Contributing	Noncontributing	
<u>2</u>	<u>1</u>	buildings
<u>1</u>	<u>1</u>	sites
<u>1</u>	<u>1</u>	structures
<u>1</u>	<u>1</u>	objects
<u>3</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

Baker, Pearl, Row House

San Diego County, CA

Name of Property

County and State

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4. State/Federal Agency Certification
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As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X 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 X meets _____ does not meet the National Register Criteria. _____ See continuation sheet.

Stade R. Chicago
Signature of certifying official

Aug 25, 1993
Date

California Office of Historic Preservation

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

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5. National Park Service Certification
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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): _____

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Signature of Keeper

Date of Action

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6. Function or Use
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Historic: Domestic

Sub: Single Dwelling

Current : Domestic

Sub: Single Dwelling

Baker, Pearl Row House

San Diego County, CA

Name of Property

County and State

=====
7. Description
=====

Architectural Classification:

Spanish Colonial Revival

Other Description: _____

Materials -

Foundation - Concrete

Walls - Stucco

Roof - Composition

Other -

Describe present and historic physical appearance.

X See continuation sheet.

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8. Statement of Significance
=====

Certifying official has considered the significance of this property in relation to other properties: STATE LEVEL .

Applicable National Register Criteria: C

Criteria Considerations (Exceptions) : _____

Areas of Significance: Architecture
 Community Planning and Development

Period(s) of Significance: 1926

Significant Dates: 1926

Significant Person(s): N/A

Cultural Affiliation: N/A

Architect/Builder: Rice, Lilian Jenette/Paddock, C. M.

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

X See continuation sheet.

Baker, Pearl Row House

San Diego County, CA

Name of Property

County and State

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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
X recorded by Historic American Buildings Survey No. CA-2312
___ recorded by Historic American Engineering Record No. _____

Primary Location of Additional Data:

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

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10. Geographical Data
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Acreage of Property: 0.122 acre

UTM References: Zone Easting Northing
11 48116 3653420

___ See continuation sheet.

Verbal Boundary Description: X See continuation sheet.

San Diego County Assessor's Parcel Number 266-271-17
Rancho Santa Fe, Block D, Lot 17 Unsectioned portion, Township
13 South, Range 3 West

Boundary Justification: ___ See continuation sheet.

The boundary is based on the parcel of land which is occupied by
the nominated property. This parcel represents the original
property lines.

Baker, Pearl, Row House

San Diego County, CA

Name of Property

County and State

11. Form Prepared By

Name/Title: Roxana L. Phillips/Historian

Organization: Rancho Santa Fe Historical Society

Date: March 1, 1993

Street & Number: 4421 Monaco Street Telephone: (619) 225-8820

City or Town: San Diego State: CA ZIP: 92107

Additional Documentation

Continuation Sheets

Maps

Historic American Building Survey drawing of Baker-Megrew Row House floor plan.

USGS 7.5 minute Rancho Santa Fe Quadrangle
San Diego County, California
Provides location of property within Rancho Santa Fe.

San Diego County Assessor's Parcel Number 266-271-17
Rancho Santa Fe, Block D, Lot 17
Delineates property boundary

Photographs

Representative black and white photographs of the property.

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Section Number 7

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Baker, Pearl, Row House
San Diego County, CA

Summary

The Baker Row House is one of four contiguous Spanish Colonial Revival row houses designed by Lilian Rice in 1926 in the downtown area of Rancho Santa Fe, to provide housing within the predominantly commercial and civic center area. The four row houses share similar material, details, and volumes; each, however, is a unique design. The Baker Row House is a one story rectangular building with a flat parapet roof and stucco over wood frame walls. To the rear of the town house is a walled garden, a small building dating to 1926 and now used as an office, and a carport dating to 1966. The wall is counted as a contributing structure, the office a contributing building, and the carport a noncontributing building. The front elevation retains very high integrity. The interior has been altered.

Description

The Baker Row House, built in 1926 in the Spanish Colonial style, is one of a group of four adjacent row houses situated on the north side of Paseo Delicios, a main street providing access to the Civic Center core of Rancho Santa Fe. As originally intended, the row houses represent residential use in a commercial setting. The Baker Row House is a one-story rectangular building with a flat parapet roof and walls of frame and stucco construction set on a concrete foundation. An outside-end chimney stack, topped with a metal hood, rises above the roof line. The front facade features a recessed entry and deep set windows with decorative wooden grills. The house measures 32' in width and 53' at the greatest depth and contains approximately 1200 square feet of living space. The front facade maintains an unaltered facade in contrast to the rear of the building, which contains a small addition to accommodate extension of a bathroom on the northwest corner of the building.

A walled garden separates the row house from a smaller building on the property which is located in the northeastern corner of the lot and bound on the northeast by an alley. Also built in 1926 and of frame and stucco construction, this one-story building contains measures 29' by 18' -6" with 400 square feet of living space. Built as a guest cottage and presently in use as an office, this building has a flat roof with parapet and a Spanish tile eave extending the length of the building and providing a covered entry. The front facade has two recessed doors on either side of a narrow wall featuring a single window with a decorative wooden grill. To the west of this building is a 26' by 15' carport, built in 1966 of wood with a tin roof and concrete floor, which is minimally attached to the smaller building by a stuccoed wall fronting the alley. A plastered wall on either side of the garden, shared in common with the adjoining properties, has an extension which projects into the garden and partially screens a view of the carport.

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Baker, Pearl, Row House
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Although the row houses share common walls, each is distinguishable from the adjacent buildings by variations in placement, roof line, and decorative elements. The Baker row house is set back further from the street than the adjacent units. That portion of the property which extends from the front facade to the street is completely covered with concrete and brick paving. Sections of concrete alternate with brick pavers placed at regular intervals draw the eye toward the structure. A single eucalyptus tree is present in this setting. The exterior stucco walls of the structure are a soft tan shade with terra cotta colored accents present in the floor and window tiles.

The front facade of the row house features a centrally positioned, recessed entry porch. The porch opening has straight sides and a slight arch at the top. A small rectangular wall projects out from the main facade and extends partially across the front of the porch opening where three tiled steps provide access to the covered porch and wooden entrance door. A large Spanish style, single-panel door has a small window centered in the upper half of the door and features wrought iron hardware. The door is placed off center in the front entrance area which adds additional interest to the public facade. A small wrought iron light, centrally positioned on the ceiling of the porch, provides illumination for the entryway.

Four double-hung sash, windows are present on the front facade that vary in size to include one small window, one medium-sized window, and two large matching windows. The windows are vertical rectangular, and are recessed into the wall. The two large matching windows are placed symmetrically on the right half of the front facade while the small and medium-sized windows are placed on the left side of the main facade and provide an asymmetrical motif. Stuccoed planter boxes are present at ground level beneath both windows on the eastern side of the entry. Spindle and plain wooden grillwork and roof-tile caps provide decorative details on all windows.

The interior living space of the row house is comprised of an entrance hall, living room, dining room, two bedrooms, and a kitchen. In contrast to the exterior of the building, the interior has been considerably modified. The original landscape plan is unknown at this time. The garden has recently been landscaped to include the addition of a wooden deck, brick walkways, and a variety of trees and other plants. A small wooden gate provides access to the back yard from the alley. Mature plantings of native plants, geraniums, and eucalyptus trees surround the property.

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Baker, Pearl, Row House
San Diego County, CA

Summary

The Baker Row House is significant under Criterion C in the area of architecture and community planning and development as an example of the work of Lilian Jenette Rice in the context of "Lilian Jenette Rice in Rancho Santa Fe During the Years 1923-1938," as documented in the Lilian Rice Designed Buildings in Rancho Santa Fe, California Multiple Property Documentation Form. All four row houses are masterpieces of Spanish Colonial Revival residential design sensitively integrated into an urban setting and significant components of a carefully laid out group of buildings over a large planned area.

The registration form has adequately identified the physical features that make the Baker Row House a member of its property type, established the property is significant in the context of the work of "Lilian Jenette Rice in Rancho Santa Fe during the years 1923-1938," and shown that it meets the registration requirements for its property type.

Statement of Significance

The Baker Row House is significant under Criterion C in the areas of architectural and community planning and development history of Rancho Santa Fe. Lilian Rice designed the row house and associated guest house as part of a design-controlled complex of buildings within the Civic Center area. Ms. Rice sought to establish a standardized architectural design with the incorporation of individualized features or elements for the construction of buildings within this planned community. The row houses are a result of the plan for architectural continuity as they display similar methods of construction and common walls but are individually distinctive in ground plan and the manner of placement along the street. Each structure retains an individual identity while still remaining linked to the overall theme of the adjacent buildings and the planned community.

The Baker Row House, a component of a group of four row houses, is an excellent example of residential architecture and design by Lilian Rice in the Spanish Colonial Revival style. This house exhibits the major characteristics of its property type, making it eligible for inclusion in the existing Multiple Property Listing in the context of the work of Lilian Jenette Rice in Rancho Santa Fe During the Years 1923-1938. A one-story building of frame and stucco construction with a flat parapet roof, the Baker Row House exhibits a simple facade with a recessed entry, and set back windows with tile and decorative wooden grills. The small building to the rear of the property is of similar construction and also has tile trim, a decorative wooden grill, and recessed entry on

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the front facade. The walled garden between the two contributing buildings provides a sense of privacy and separation from the neighboring houses and the nearby commercial area, and permits an intermingling of indoor and outdoor space, a hallmark of Rice's designs.

The buildings retain characteristics of the design and construction of residential buildings conceived by Ms. Rice as an integral component of community development. As one of four adjacent row houses designed by Ms. Rice in 1926, the Baker Row House represents a variation in design from the associated Reginald Clotfelter row house which is currently included in the National Register of Historic Places as part of a Multiple Property Listing.

When originally designed by Lilian Rice and constructed by C. M. Paddock, the Baker Row House was commissioned as a speculative house but was purchased before construction was completed. The guest house, currently used as an office, was requested by the original owner to replace the garage initially planned for the property. The property was originally owned by Mrs. Pearl Baker. In 1937, the home was acquired by Edith McGrew, the daughter of Mrs. Baker. The property was owned by Frank G. and Anne B. Hutchison from 1962 through 1965 and by Elizabeth Lord from 1965 until 1986 when it was sold to the present owners.

The property possesses integrity of location, setting, materials, and association, and continues to convey a sense of time and place within the community. Although the interior of the house has been modified throughout, the front facade of the row house has undergone minimal change, in the form of replacement of decorative wooden grills in a similar design. A small addition has been made to the rear of the building and the back yard has recently been landscaped. The small building at the rear of the lot appears to retain original fabric but may have been altered to extend bath facilities. A detached carport on the property does not contribute to the property.

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Baker, Pearl, Row House
San Diego County, CA

Major Bibliographical References

Historic American Buildings Survey. Rancho Santa Fe. HABS No. CA-2315.

Rancho Santa Fe Historical Society. Rancho Santa Fe Historic Building Survey, Historic Resources Inventory Form for 6122 Paseo Delicias. 1991.

San Diego County Assessor's. Residential Building Records and parcel map for 6122 Paseo Delicias.

San Diego Historical Society. Ticor Photograph Collection. Group of Residences in Civic Center, Block D, Rancho Santa Fe, California.

U. S. Department of the Interior, National Park Service. National Register of Historic Places Multiple Property Documentation Form. Lilian Rice Designed Buildings in Rancho Santa Fe, California. 1990.

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Photographs

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Baker, Pearl, Rowhouse
San Diego County, CA

All negatives are on file with the Rancho Santa Fe Historical Society,
Rancho Santa Fe, CA.

Photograph No. 1
Photographer: Roxana Phillips
Date: August 1992
View: Front of row house. Facing west-northwest.

Photograph No. 2
Photographer: Pat Cologne
Date: March 1993
View: Front of rowhouse with portions of adjacent row houses.
Facing west.

Photograph No. 3
Photographer: Roxana Phillips
Date: August 1992
View: Main entry. Facing northwest.

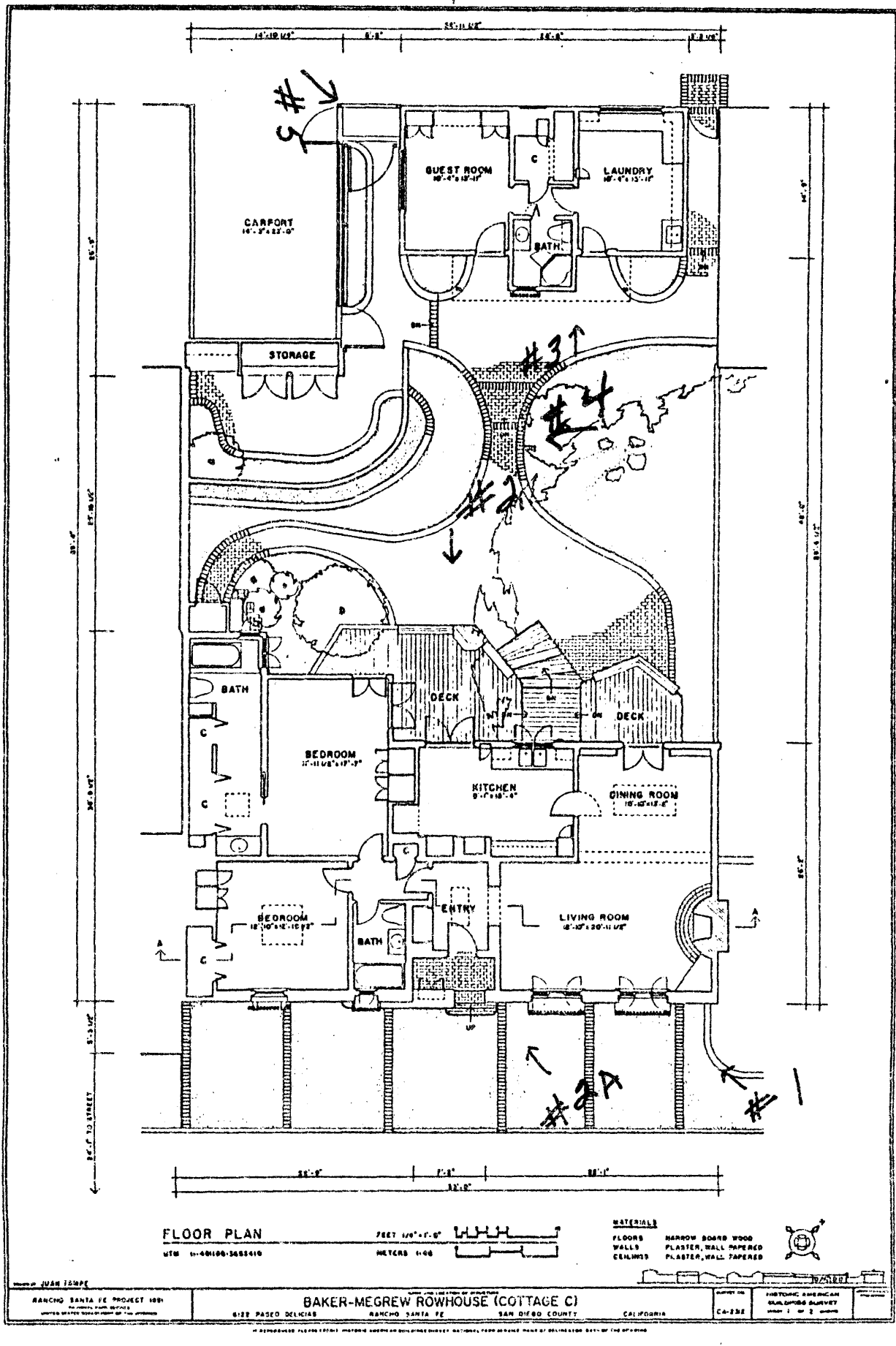
Photograph No. 4
Photographer: Pat Cologne
Date: March 1993
View: Entry to office, formerly a guest house. Facing northwest.

Photograph No. 5
Photographer: Pat Cologne
Date: March 1993
View: Rear view of rowhouse. Facing southeast.

Photograph No. 6
Photographer: Pat Cologne
Date: March 1993
View: Garden wall in background. Facing southwest.

Photograph No. 7
Photographer: Pat Cologne
Date: March 1993
View: Patio gate providing access to patio from carport.
Facing east.

Photographic Location



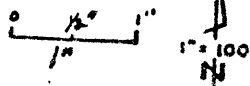
*Baker, Pearl, Row House
 6122 Paved Delicias*

*Rancho Santa Fe, CA
 San Diego County*

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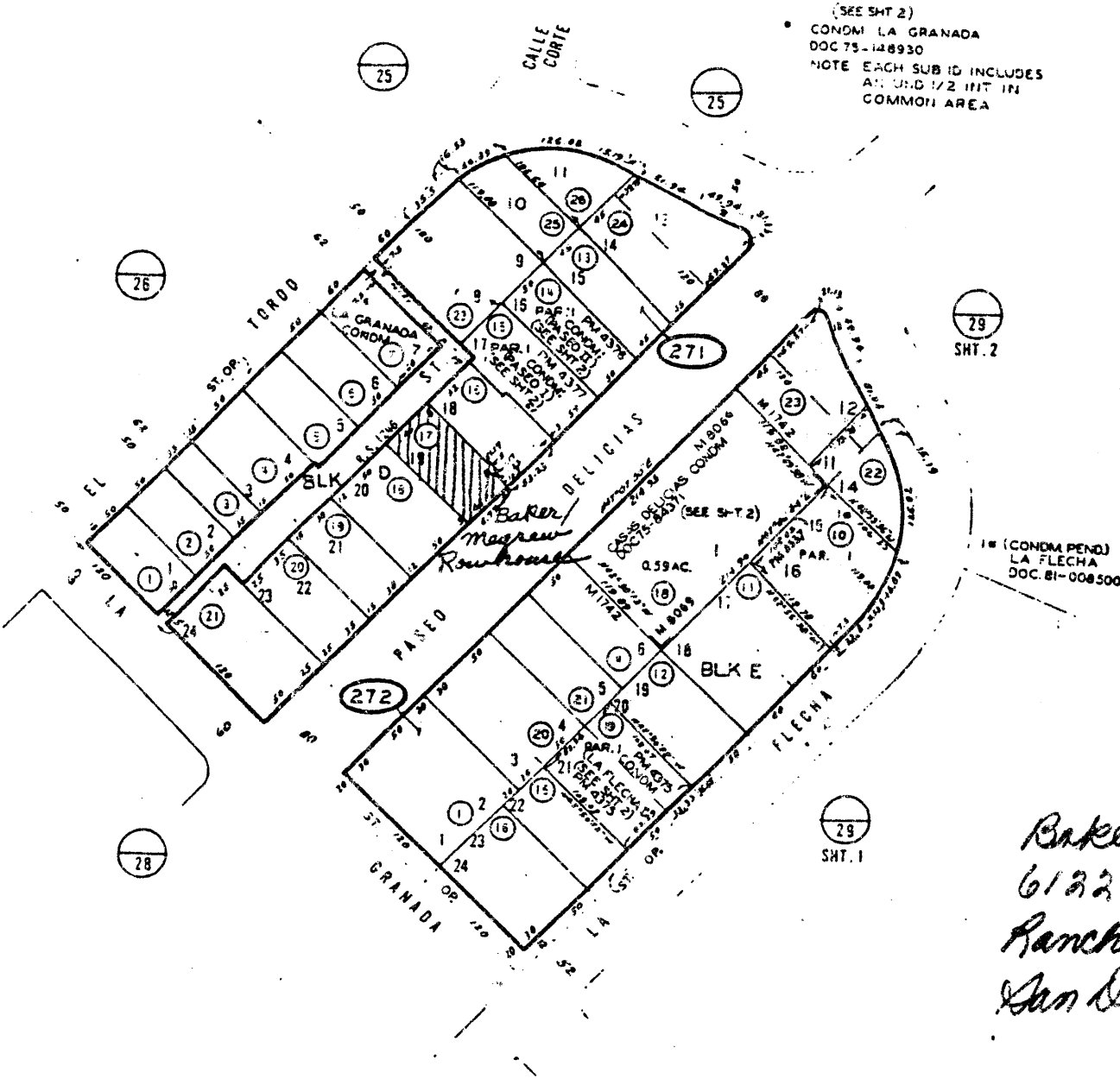
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271	11, 12	24	70	4702
272	5, 6	10	75	170
272	18	CONDOM	76	100
272	13, 14	19	78	3005
272	17	20, 21	79	3007
271	7	22	76	1508
271	15	CONDOM	77	200
272	19	CONDOM	76	301
272	7-9	22, 23	80	1357
271	10	25, 26	84	2883



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*Baker, Pearl, Row House
6132 Paseo Delicias
Rancho Santa Fe, CA
San Diego County*