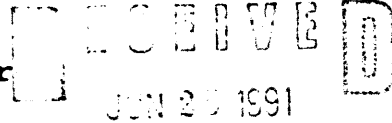


NPS Form 10-900
(Rev. 8-86)

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: Clotfelter, Reginald M. and Constance, Row House

other name/site number: NA

2. Location

street & number: 6112 Paseo Delicias

not for publication: NA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: Kathryn Guatteri 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):

Entered in the National Register

Signature of Keeper: Helene Ryan Date of Action: 8/5/91

Signature of Keeper Date of Action

6. Function or Use

Historic: Domestic

Sub: Single Dwelling

Current : Domestic

Sub: Single Dwelling

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

Architectural Classification:

Spanish Colonial Revival

Other Description: NA

Materials: foundation: concrete roof: red clay tile
walls: stucco other: _____
woodDescribe present and historic physical appearance. X See continuation sheet.=====
8. Statement of Significance
=====

Certifying official has considered the significance of this property in relation to other properties: at state level in area of community planning and 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: 1928

Significant Dates: 1928

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: .13 acres

UTM References: Zone Easting Northing Zone Easting Northing

A	11	481120	3653400	B	_____	_____
C	_____	_____	_____	D	_____	_____

____ See continuation sheet.

Verbal Boundary Description: ____ See continuation sheet.

Assessor's Parcel Number: 266-271-190
 Rancho Santa Fe, Block D, Lot 17

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

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11. Form Prepared By

=====

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

Organization: Historian Date: November 5, 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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Clotfelter Rowhouse

The stucco and frame rowhouse at 6112 Paseo Delicias, in Rancho Santa Fe, California, is rectangular in shape and is attached to a common wall with three other rowhouses, built in 1928. Each rowhouse is separated from the other by 12' walls. The Clotfelter rowhouse is set back from the street a different distance to provide interest; the facade configuration of the windows and grillwork is different for each home. Each of the rowhouses has a different room plan.

This southernmost rowhouse owned by the Clotfelters is entered through a arched doorway into a landscaped patio area. The dining room and one bedroom have windows which look out into the front patio. The home has a living room, dining room, two bedrooms, a kitchen, bathroom, and linen room. The County Assessor indicates on the Residential Building Record that the interior had some alterations made to the interior in 1932. The Clotfelter building has a 30' x 5-' frontage and is 100 feet deep. The garage, built at the same time as the rowhouse, is at the northwest corner of the rear yard, separated from the rowhouse. The back area contains large trees and shrubs around the edges near the walls; grass is the ground cover. The rowhouse has 1,536 square feet of living space, is extremely secure and private. There are no visible alterations of the exterior of this structure since the day of construction.

The other three rowhouses have a different configuration of room layout; the square footage is about the same. The northernmost rowhouse also has a front patio inside the common wall; the two houses in the center do not. Three of the rowhouses have garages at the alley. The third of the rowhouses in the alignment, from south to north has instead, a two bedroom guest house aligned against the common wall which backs up against the alley. All four rowhouses are in pristine condition. At this time, however, it has not been possible to contact three of the property owners for permission to submit their homes for nomination.

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET

Section number 8

Clotfelter Row Howse

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The Clotfelter Row House is significant under Criterion C in the architectural history of Rancho Santa Fe as an excellent example of town house 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. The Clotfelter Row House is one of four such row houses designed by Rice within the Civic Center area. Each is built around a series of enclosed courtyards and atriums. They share similar materials, details, and volumes, however, each is a unique design. The Clotfelter Row House is a masterpiece of Rice's Spanish Colonial Revival residential design within a semi-urban setting. Walled and gated entry, tile roof, window grilles, decorative iron sconces, and canales are seen in this beautifully designed and crafted building. The Clotfelter Row House 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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National Park Service

National Register of Historic Places Continuation Sheet

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Clotfelter Rowhouse

Major Bibliographical References

Residential Building Records, Office San Diego County Recorder,
Carlsbad, California

Floor Plan for Paseo Delicias Rowhouses, San Diego Historical Society
#2611-70

Ticor Collection, San Diego Historical Society--Photo of rowhouses
#80-6387 (n.d.): #89: 17490 (1920s) and 16398-L (c1928)

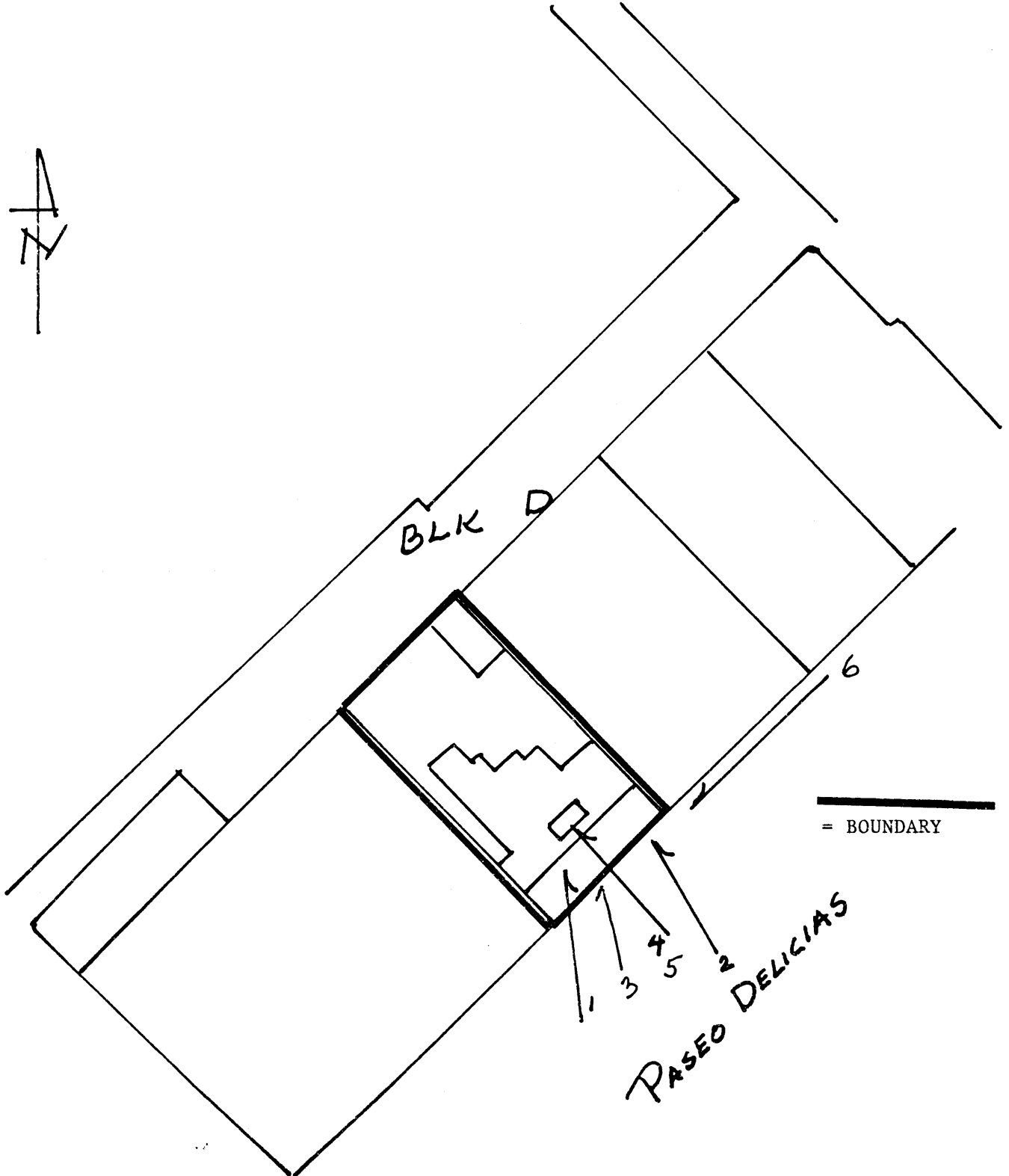
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Continuation Sheet

6112 Paseo Delicias
Rancho Santa Fe, CA
San Diego County

Section number _____ Page _____

CLOTFELTER ROW HOUSE



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Photographs Page

Following information is the same for all photographs.

Reginald M. and Constance Clotfelter Rowhouse (owners since 1931)

6112 Paseo Delicias, Rancho Santa Fe, CA. 92067

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

Dates of photographs: August, September 1990.

1. View of entry gate looking north.
2. View is east to west of portion of front facade.
3. Front entry gate.
4. View inside front patio wall.
5. View inside front patio reflecting roofline and single-paned closed windows.
6. Three of the rowhouses; Clotfelter rowhouse extreme left, barely visible.