

JOERS-KETCHUM ROWHOUSE
6100 Paseo Delicias
Rancho Santa Fe
San Diego
California

HABS NO. CA-2309

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37-RANSE
7-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE

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Historic American Building Survey
National Park Service
Department of the Interior
P.O. Box 37127
Washington, D.C. 20013-7127

HISTORIC AMERICAN BUILDINGS SURVEY

JOERS-KETCHUM ROWHOUSE

HABS No. CA-2309

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Location: 6108 Paseo Delicias, Rancho Santa Fe, San Diego County, California. Rancho Santa Fe Block D, portions lots 22 and 23; San Diego County parcel number 266-271-20.

UTM zone 11, easterly 481160, northerly 3653380

Present Owner: Millar Properties

Present Occupant: Glen W. Bell, Jr.

Present Use: office, Bell Enterprises

Significance: The Joers-Ketchum Rowhouse was one of the first structures built during the second phase of development in Rancho Santa Fe's Civic Center, when individual landowners, not the Santa Fe Land Improvement Company, began to commission buildings that broadened and expanded the range of services and housing options available in the community.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: 1927. An article by Lilian Rice, "More Building in 1928 than ever Before," (Rancho Santa Fe Progress 1 no. 7 (January 1928): 11, 14) states that "the year 1927 ushered in a busy building program . . . An apartment building and a store building [i.e., the Joers-Ketchum rowhouse and the Studio Shop and Tea Room, HABS no. CA-2316] were completed for Mr. F. W. Joers." (p.14) A notice in the September 1927 Rancho Santa Fe Progress stated that "Mr. Ketchum's [duplex] apartments are now completed and occupied." (p. 6)
2. Architect: Not documented, but almost certainly Lilian Jenette Rice.
3. Original and Subsequent Owners: Chain of Ownership taken from Assessment Records, Santa Fe Irrigation District, Rancho Santa Fe, and Santa Fe Land Improvement Company Deed Records, Collection of Reginald M. Clotfelter:

1922-26 title to portions lots 22 and 23, Block D owned by Santa Fe Land Improvement Company

5/16/1927 bought by F. W. Joers, of 621 Camden Drove, Beverly Hills, CA (sales contract C-310)

1928 owners listed as F. W. Joers and H. E. Ketchum, Rancho Santa Fe

1929-43 F. W. Joers listed as sole owner

11/12/43 bought by Russell and Marion Millar

In 1991, Millar Properties continues to hold title.

4. Builder: Probably Harold E. Ketchum. The September 1927 Rancho Santa Fe Progress referred to the building as "Mr. Ketchum's apartments" (p.6). Ketchum was one of the regular building contractors in Rancho Santa Fe for the Santa Fe Land Improvement Company in 1927, and also co-owner of this property.
5. Original plans and construction: No original plans or drawings of this building have been found, nor do early photographs indicate its original design. However, physical evidence and oral interviews seem to prove that this building was originally an L-shaped structure, with each wing featuring a large room (now used as office and reception rooms) containing a fireplace. Extant walls in the southwest corner of the building indicate that there were two side-by-side bathrooms that were mirror images of each other. Physical evidence also suggests that half of these bathroom spaces were possibly used as small kitchenettes. Another basis for this assumption is Rice's almost contemporary design for the Christiancy Apartments, erected across Paseo Delicias from this building in 1927. There, Rice used an analogous approach to the placement of small kitchen and bathroom areas adjoining each other within a compact apartment plan.
6. Alterations and additions: The three rooms across the back (northwest) side of the building were probably added in this order: the kitchen with an exposed rafter ceiling was added; an exterior porch on the northwest corner of the building was enclosed to form a workroom; and a storage room was added on the west corner of the building.

In addition, the original southeast bathroom was removed, and the northwest bathroom altered. Two original arched closets on the southeast wall of the large room in the southeast wing were altered. Round holes approximately 6" in diameter were cut into the ceilings of each of the large rooms, and then covered over at a later date. All of the original flooring has been removed, as have all of the original heating, lighting, ventilation, and plumbing systems. The front and back patios have been retiled and relandscaped. The original outbuilding, probably a garage, has been altered, and an additional storage area added next to it.

- B. Historical context: This was the second of three structures built by F. W. Joers, probably in partnership with H. E. Ketchum, a building contractor, on lots 23, 24, and portion of 22 in Block D, Rancho Santa Fe. Joers and Ketchum were the first independent property owners in the Civic Center to construct buildings on their lots; previously, only the Santa Fe Land Improvement Company had built there. The structures commissioned by Joers and built by Ketchum were mixed use, residential and commercial buildings. As such, they represented in miniature the land-use scheme for the Civic Center planned as early as 1921 by L. G. Sinnard, Rancho Santa Fe project manager for the Santa Fe Land Improvement Company, and continued in the 1922 Civic Center plan by Requa and Jackson. The continuities between the first phase of building, initiated by the Santa Fe Land Improvement Company, and the second phase begun by Joers and Ketchum, are further strengthened by Joers and Ketchum's use of Lilian Rice (architect in the Requa and Jackson firm, and resident architect on the Rancho Santa Fe project) as the designer for at least two of the three buildings they erected on Paseo Delicias in the Civic Center: the studio shop and tea room (HABS No. CA-2316), and the Joers-Ketchum store (HABS no. CA-2308). That Rice also designed the Joers-Ketchum Rowhouse is highly likely; not only did she design the two other buildings for these clients, but many details in the rowhouse are clearly reminiscent of her work. Further, an October 1928 article in Architectural Record highlighting Rice's work in Rancho Santa Fe includes a photograph of "Apartments and Studio Shops" with this rowhouse shown prominently in the foreground.

Notices in two articles published in a local periodical in 1927 indicate the intended function of this building. In June 1927, an anonymous author wrote under the headline "Building Activity Shows an Increase":

The new apartments being erected by Mr. Ketchum and Mr. Joers in the Civic Center are swiftly taking shape. They will make two small but very attractive apartments, when finished. (The Endless Miracle 1 no. 1 (July 1927): 1)

A month later, under the heading "Architectural Notes," another author commented that

The apartment group being built by Messrs Ketchum and Joers will soon be completed and will add to the housing facilities in the Civic Center. (The Endless Miracle 1 no. 2 (August 1927): 6)

Interviews with early residents of Rancho Santa Fe indicate that this building was used as two one-room (studio) apartments, with probably two individual baths and kitchenettes. Renters included "unmarried men and unmarried women (teachers, secretaries, etc.) [who] eagerly sought such accommodations, always scarce on the ranch." (Charles Nelson letter to Lauren Farber, 18 July 1991) The rowhouse continues to be a rental property in 1991, although it has been used for offices since 1979.

PART II. ARCHITECTURAL INFORMATION

A. General Statement:

1. Architectural Character: Like the row of four Spanish Revival homes along Paseo Delicias to its north, this building is notable for its incorporation of elements of that style (decorative ironwork, stuccoed walls, Spanish tile, wall niches) within a compact residential design. However, due to its small size and intended use as two studio apartments, this building has an awkwardness of plan not found in the earlier group of larger rowhouses.
2. Condition of Fabric: The condition of the building fabric is good, while altered from its original state.

B. Description of Exterior:

1. Over-all dimensions: This L-shaped, one-story building, with overall dimensions of 39'-6" x 42'-10", is asymmetrical in facade and plan.
2. Foundations: Concrete perimeter foundation.
3. Walls: Concrete block with stucco.
4. Structural system: Load-bearing concrete block walls.
5. Porches: Covered walkway from front gate to front door, with exposed construction (beams and rafter tails) and Spanish tile above.
6. Chimneys: The two brick chimneys serve the fireplaces in the two large rooms in each wing of the building. The southern one has a chimney stack 5' above the ridge line, and is stuccoed. The northern one, with a stack 3'-2" above the ridgeline, is stucco with additional brick above.
7. Openings:
 - a. Doorways and doors: There is a large, heavy, side-hung tongue-and-groove arched wooden gate with decorative iron hinges and latchwork. This is the original gate door, but it has been sandblasted within the last 12 years. The main entrance door is a wooden, tongue-and-groove framed door divided into two panels, with a diagonal brace across each, painted on the inside and sandblasted on the outside. From the large room on the southeast wing, three four-light French doors (the central one is fixed) lead out into the front patio. From the large room on the northwest wing,

three single-light French doors (central one again fixed) also lead to the front patio. All other original doors have been replaced.

- b. Windows: Typical windows appear to have been single wooden casements, with exterior screens. These remain on the south walls of the large room and the library in the southeast wing. This large room also has a double wooden casement window facing onto Paseo Delicias. All other original windows have been replaced or removed.
8. Roof: The front wing is gabled and covered with Spanish tile, regularly laid. The right part of the gable extends much farther than the left side, and covers the walkway leading from the front gate to the front door. The roof over the other wing of the building is flat with a parapet, covered with asphalt and built-up roofing.
9. Decorative features: Original decorative ironwork lamp and window grill on street facade.

C. Description of Interior:

1. Floor plans: The wing of the building which fronts on Paseo Delicias now contains one large room with a fireplace, a small room used as a library, and an adjoining bathroom. Connected to the first by a small hallway, the other wing of the building contains a utility room, kitchen, workroom and another large room with a fireplace.
2. Flooring: Original flooring removed; presently carpeted.
3. Wall and ceiling finish: Walls are plaster, painted. Ceilings are exposed rafters and timbers.
4. Openings:
 - a. Doorways and doors: There are arched openings leading from the large room in the northwest wing into the hallway, and from the hallway into what is now the library. The typical original door seems to have been wooden, one-panel. The only extant door of this type is in the bathroom. All other original doors have been replaced.
 - b. Closets: In the large northwest room, there are two arched closets, with tongue-and-groove arched doors. In the large southeast room, the two original closets, on the east wall, have been altered; they now contain shelves and filing cabinets.

5. Decorative feature and trim: There are original niches and built-in shelving on the west wall of the southeast large room, and the north wall of the northwest large room. Each of the two fireplaces has embedded ceramic tiles with ship motifs, now painted.
6. Hardware: No original hardware remains.
7. Mechanical equipment: All original heating, ventilation, lighting, and plumbing systems removed and replaced.

D. Site:

1. General setting and orientation: This building is located on the west side of Paseo Delicias in Block D of the Civic Center, Rancho Santa Fe. It backs onto an alley which cuts through the block.
2. Historic landscape design: Despite a notice in the September 1927 Rancho Santa Fe Progress that "Mr. H. E. Ketchum, local contractor, has added materially to the beauty of his duplex apartments by a bit of old Spanish landscaping," (p. 6) nothing is known about the historic landscape design for this building. There are both front and back patios, connected by a small path on the northern edge of the lot. A wall surrounds the property on the north and east sides. Facing the street, this wall is 7'-5" in height; the other side varies in height from 5' to 6' depending on the slope of the site. The easternmost section of this wall which separates this lot from the one adjoining it to the north is frame construction with stucco finish. The rest is concrete block, painted.
3. Outbuildings: The original outbuilding is concrete block, with a construction similar to the garages of the adjoining row of four rowhouses. It has since been altered, and an inaccessible addition was built adjoining it to the south at an unknown date.

PART III. SOURCES OF INFORMATION

A. Original Architectural Drawings: none located.

B. Early Views:

Architectural Record 66 (October 1928): 319.

Rancho Santa Fe Progress 1 no. 4 (October 1927): 4.

C. Interviews:

Reginald M. and Constance Clotfelter, interview with Lauren Farber, 28 June 1991.

Peggy Millar O'Driscoll, interview with Lauren Farber and E. Matthew Walter, 1 July 1991.

D. Bibliography:

1. Primary and unpublished sources:

Nelson, Charles. "Earlier Years in San Diego and Rancho Santa Fe." 1989. Rancho Santa Fe Historical Society Archives.

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Charles Nelson, Laredo, Texas; to Lauren Farber, Rancho Santa Fe, California, TLS, 18 July 1991.

2. Secondary and published sources:

"Architectural Notes." The Endless Miracle 1 no. 2 (August 1927): 6.

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Clotfelter, Connie. Echoes of Rancho Santa Fe. Rancho Santa Fe: Conreg, 1985.

Eddy, Lucinda Liggett. "Lilian Jeanette Rice: The Lady as Architect." M.A. Thesis, University of San Diego, 1985.

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Gebhard, David, and Robert Winter. A Guide to Architecture in Los Angeles and Southern California. Santa Barbara, CA: Peregrine Smith, 1977.

"New Studio at Rancho Santa Fe." Rancho Santa Fe Progress 1 no. 7 (January 1928): 12.

["Notes."] Rancho Santa Fe Progress 1 no. 3 (September 1927): 6.

Rice, Lilian J. "More Building in 1928 than ever Before." Rancho Santa Fe Progress 1 no. 7 (January 1928): 11, 14.

Prepared by:

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PART IV. PROJECT INFORMATION

This project was undertaken by the Historic American Buildings Survey (HABS) in cooperation with the Rancho Santa Fe Historical Society, Inc. and Rancho Santa Fe Association. Under the direction of Robert J. Kapsch, Chief, Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER), and Paul Dolinsky, Chief, Historic American Buildings Survey and Project Leader, the documentation was completed in the HABS field office at Rancho Santa Fe, California during the Summer of 1991 by Professor John P. White (Texas Tech University), Project Supervisor; Architectural Technicians Sheri L. Bonstelle (Columbia University); Juan Tampe (Catholic University of America); Piotr Trebacz (Warsaw University of Technology, Poland, U.S./I.C.O.M.O.S.); E. Matthew Walter (University of Hawaii at Manoa); and Architectural Historian Lauren Farber, Sally Kress Tompkins Fellow (University of Delaware).