

Rancho Santa Fe • California State Landmark #982
Cultural Landscape Amendment



Submitted to the
State Historical Resources Commission

by the
Rancho Santa Fe Association

Prepared by
Vonn Marie May, Cultural Resource Planning
Wallace Roberts & Todd, LLC

July 2004

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
 HRI # _____
 Trinomial _____
 NRHP Status Code _____

Other Listings _____
 Review Code _____ Reviewer _____ Date _____

Page 1

Resource Name or #: Rancho Santa Fe Cultural Landscape

P1. Other Identifier: N/A

P2. Location: Unrestricted

- a. **County** San Diego
 - b. **USGS 7.5' Quad:** Del Mar **Date:** 1994
 - c. **Address:** Rancho Santa Fe Covenant **City:** N/A **Zip:** N/A
 - d. **UTM:** **Zone:**
- Other Locational Data:**

P3a. Description:

Rancho Santa Fe is located within the unincorporated lands of the County of San Diego. The original Rancho San Dieguito Mexican period land grant lies twenty miles north of the City of San Diego and three miles east of the Pacific Ocean. The property was originally bifurcated by the San Dieguito River creating a wide swath of fertile floodplain land. Today the river is the eastern boundary of the Rancho Santa Fe Covenant with the remaining eastern portion of the land grant, the Fairbanks Ranch housing development, so named for its first owner, actor Douglas Fairbanks, Sr. The San Dieguito River finds its source further inland at Volcan Mountain and is San Diego's first Joint Powers Authority (JPA) regional mountain-to-sea park, the San Dieguito River Park. In the northern part of the Covenant is the San Elijo Creek which exits the San Dieguito Reservoir and runs through the Rancho Santa Fe Golf Course, eventually draining into the San Elijo Lagoon, a habitat rich protected wetland. (See Continuation Sheet)

P3b. Resource Attributes: See report

P4. Resources Present: See report

P5a. Photo or Drawing



P5b. Description of Photo
Osuna #1 Adobe

P6. Date Constructed
Age and Source
1928

P7. Owner and Address
Rancho Santa Fe Assoc.
PO Box A
Rancho Santa Fe, CA 92607

P8. Recorded by
Vonn Marie May
Laura Burnett WRT
2670 Worden St. #20
San Diego, CA 92110

P9. Date Recorded
July 2004

P10. Survey Type: N/A

P11. Report Citation: N/A
Attachments

DPR 523A (1/95)

Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: Rancho San Dieguito

B2. Common Name: Rancho Santa Fe

B3. Original Use: Semi-rural Residential Community

B4. Present Use: Semi-rural Residential Community

B5. Architectural Style: Predominantly Spanish Eclectic

B6. Construction History: See Continuation Sheets

B7. Moved? N/A

Date: N/A

Original Location: In situ

B8. Related Features: See Report

B9. Architect: See Report

b. Builder: See Report

B10. Significance: Theme: See Report

Area: See Report

Period of Significance: See Report

Property Type: Residential/Agricultural

Applicable Criteria:

The community of Rancho Santa Fe came about not as residential 'garden city' varietal meant to perpetuate a town planning movement from the east. Nor was it a Spanish Colonial model whose derivation is found in legal ordinance from the Crown of Spain. Rancho Santa Fe, rather, is a regional invention based, in part, on the Santa Fe Railway's compulsion for cost recovery after a failed grand-scale Eucalyptus railroad tie experiment, and the railroad's relentless, yet inspired, Spanish Revival promotion of the 'West' encouraged and subsidized by the federal government as institutional 'manifest destiny'. However, and primarily, Rancho Santa Fe is unique in that the extraordinary horticultural capabilities particular to San Diego County combined with the training and talent of notable designers conspired to create a 'setting' unlike anything previously built in California.
(See Continuation Sheets)

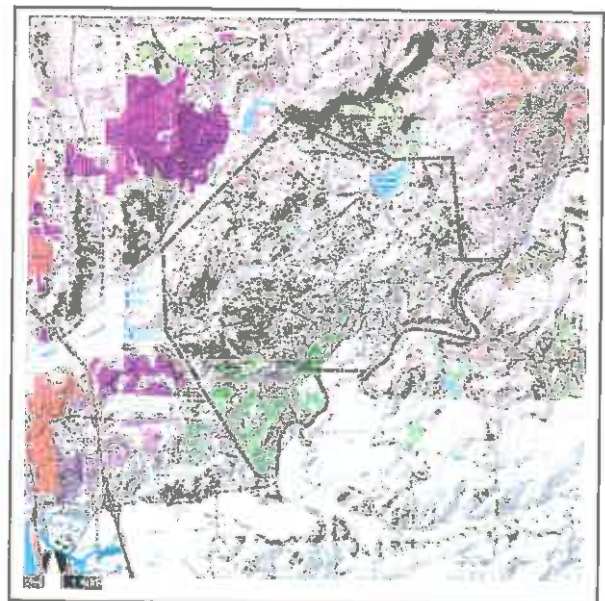
B11. Additional Resource Attributes:

B12. References: (See Bibliography)

B13. Remarks: See Report

B14. Evaluator: Vonn Marie May
Laura Burnett, WRT

Date of Evaluation: July 2004



(This space reserved for official comments.)

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Continuation Sheet

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RANCHO SANTA FE CULTURAL LANDSCAPE AMENDMENT

"...the Santa Fe Land Improvement's first and primary goal should be an intensive, high-class horticultural development".

L.G. Sinnard, 'Land Expert'
Santa Fe Land Improvement Co., 1920



Orchards ca. 1925

Source: Rancho Santa Fe Historical Society

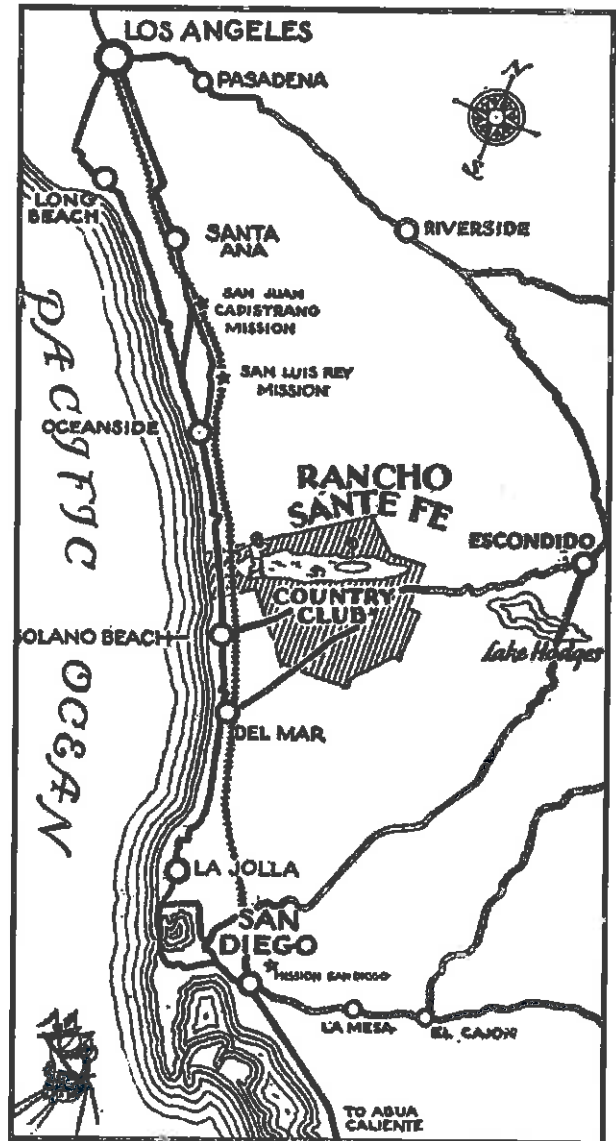
Statement of Significance:

Rancho Santa Fe: The Town the Railroad Built

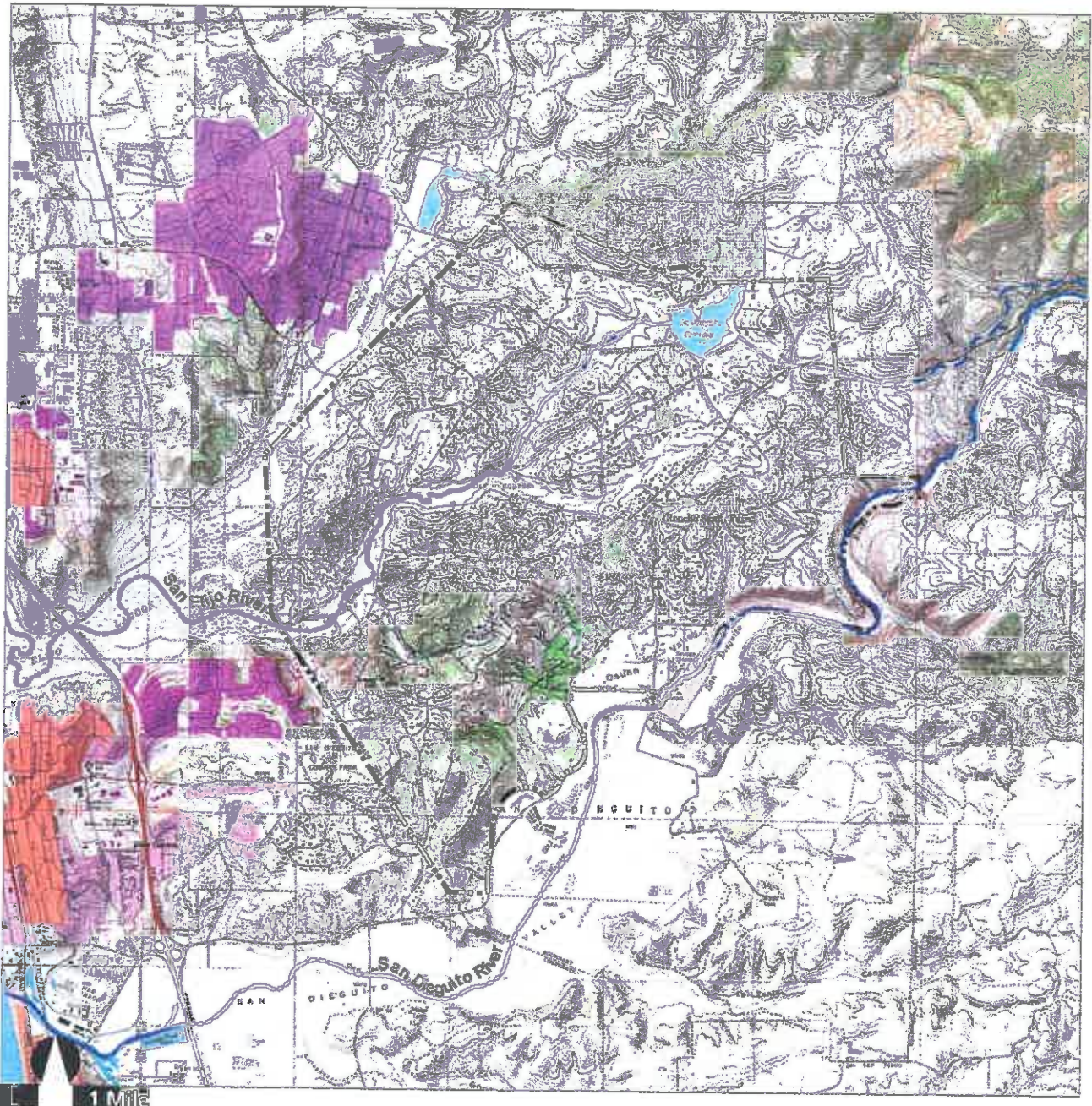
The community of Rancho Santa Fe came about not as another residential 'garden city' varietal meant to perpetuate a town planning movement from the east. Nor was it a Spanish Colonial model whose derivation is found in legal ordinance from the Crown of Spain. Rancho Santa Fe, rather, is a regional invention based, in part, on the Santa Fe Railway's compulsion for cost recovery after a failed grand-scale Eucalyptus railroad tie experiment, and the railroad's relentless, yet inspired, Spanish Revival promotion of the 'West' encouraged and subsidized by the federal government as institutional 'manifest destiny'. However, and primarily, Rancho Santa Fe is unique, in that, the extraordinary horticultural capabilities particular to San Diego County combined with the training and talent of notable designers conspired to create a 'setting' unlike anything previously built in California.

Environmental Setting

Rancho Santa Fe is located within the unincorporated lands of the County of San Diego. The original Rancho San Dieguito Mexican period land grant lies twenty miles north of the City of San Diego and four miles east of the Pacific Ocean. The land grant was originally bifurcated



Vicinity Map Rancho Santa Fe, ca 1930



by the San Dieguito River creating a wide swath of fertile floodplain land. Today the river is the eastern boundary of the Rancho Santa Fe Covenant with the remaining eastern portion of the land grant, the Fairbanks Ranch housing development, so named for its first owner, actor Douglas Fairbanks, Sr. The San Dieguito River finds its source further inland at Volcan Moun-

*USGS Quad Map (1983) current
Boundary of the Rancho Santa Fe Covenant overlay*

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tain and is San Diego County's first Joint Powers Authority (JPA) regional mountain-to-sea park, the San Dieguito River Park.

In the northern part of the property the San Elijo Creek exits the San Dieguito Reservoir and runs through the Rancho Santa Fe Golf Course, eventually draining into the San Elijo Lagoon, a habitat rich protected wetland.

Horticulturally Rancho Santa Fe has the best land and climate in California for agriculture, horticulture, and floriculture. The Santa Fe Land Improvement Company determined that fact from exhaustive research, first to create a Eucalyptus railroad tie farm, and then an horticulturally based 'gentleman farmer' development concept of crop production and sophisticated rural living.

Excerpt from Sunset Western Garden Book:
Zone 23: Thermal Belts of Southern California's Coastal Climate (Rancho Santa Fe)

Found here is one of the most favored gardening climates in North American for the growing of subtropical plants. It could be called the avocado belt, for this has always been southern California's best strip for growing that crop. Frosts don't amount to much (it's an air-drained thermal belt) and most of the time (approximately 85%) it is under the influence of the Pacific Ocean; only 15% of the time is the determining influence from the interior. A notorious portion of this 15% is on those days when hot and extremely drying Santa Ana winds blow down the hills and canyons from the mountains and deserts.

Zone 23 lacks either the necessary summer heat or winter cold to grow successfully some items such as pears, most apples, most peaches. On the other hand, it enjoys more heat than the neighboring maritime climate, Zone 24.

In the temperature records books, more of Zone 23 fares pretty well as far as mildness is concerned. But severe winters have descended on some sections

of Zone 23 at times, and the net result of this has been to make a surprising spread of low temperatures. Over a 20-year period, lows have ranged from 38° to 23° F. In recorded history, the lows have ranged from 28° to 23°.

The Covenant encompasses a rough hexagon of about 6,200 acres. Originally the land grant consisted of 8,824.71 acres (two square leagues). The acreage east of the San Dieguito River, Rancho Zorro, was considered to be unfit or 'unbuildable' and was not included in the 1928 Covenant boundary. The Rancho Santa Fe Covenant began with 400 large rural parcels with a town center. The current inventory is approximately 1,900 parcels ranging from 5,000 square feet to 30 acres (most parcels are two to four acres) radiating out in density from the core to the outer boundaries.



Density Map
Source: Rancho Santa Fe Association

Periods of Significance

According to the National Park Service, a period of significance is the length of time when a property was associated with important events, activities, or persons, or attained the characteristics for which it would qualify for a National Register (and/or California landmark) listing. A period of significance usually begins when significant activities or events occur giving the property its historic significance; this is often a date of construction and may span years demonstrating the same qualifying criteria as being present. As the history of the landscape of Rancho Santa Fe is revealed there are three specific periods of significance identified that continue to respectively convey their historical integrity:

1835 - 1906 Osuna and the Rancho San Dieguito Land Grant



...*"Included in its boundaries were luxuriant little valleys, ample lengths of mesa, and a bubbling river."*

Osuna Family Records

Don Juan Maria Osuna was born in 1785 at the Royal Presidio at San Diego. His father was a corporal in the 'Soldados de Cuera' (Leather Jacket Company), which accompanied the Serra missionary expedition into Alta California during Spanish colonization. The young Osuna received the sacraments at the Presidio's chapel and was schooled on the grounds. At the time San Diego was one of four important towns in Alta California associated with Presidios, along with Santa Barbara, Monterey and San Francisco. San Diego was also considered the nexus between both Baja and Alta Californias and the unofficial capital of both.

The San Diego Presidio was the principle garrison for a district that covered 125 miles north and east that protected the missions of San Diego,

San Luis Rey, San Juan Capistrano, San Gabriel and three 'asistencias' (auxiliary missions). Osuna spent a total of forty years of his life at the Presidio that spanned times of unrest during the Spanish Mission period, subsequent secularization, and the Mexican Republic era. He married Maria Juliana Josepha Lopez, and the couple eventually had eight children, two daughters and six sons. After working his way up through the military ranks Osuna became the first 'alcalde' (mayor) of San Diego, as well as the Major Domo for the San Diego Mission.

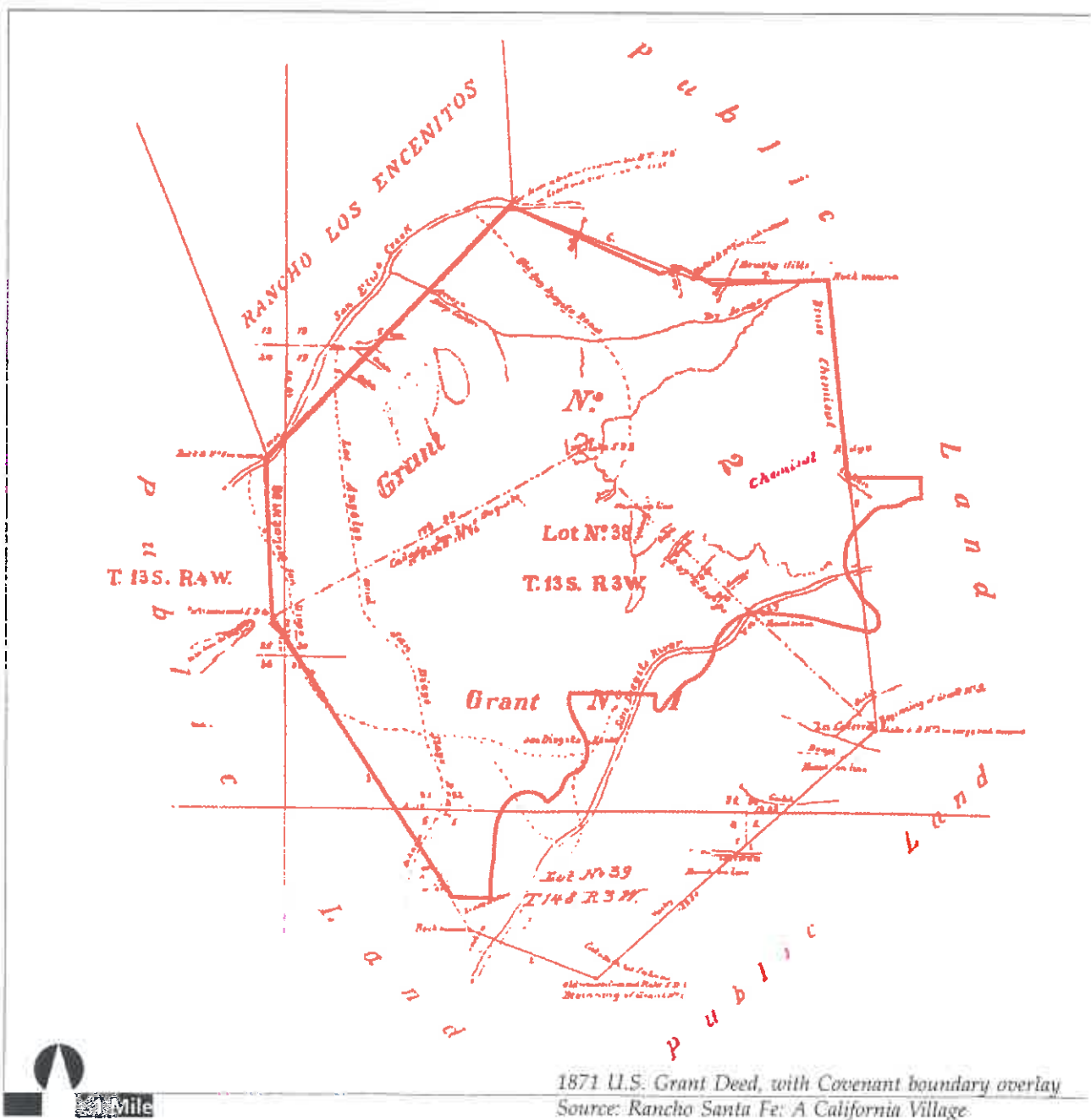
In 1833 the pueblo of San Diego asserted its right to govern itself as an 'Ayuntamiento' (town council) and elected Osuna as Alcalde. Mexican rule and colonization efforts were less than sophisticated at the time, so the former military officers of the Spanish Crown modeled their new governance after the 1812 Spanish decree entitled, "Formation of the Constitutional Town Councils." Osuna's defeated opponent, Pio Pico, would later become the last Mexican Governor of Alta California prior to U.S. California statehood in 1850, residing at Rancho Margarita y Las Flores (today's Camp Pendleton Marine base). However, by 1840 the small village of San Diego had so seriously declined it was put under the jurisdiction of the pueblo of Los Angeles.

Osuna had a desire to have a large tract of land in which to ranch and build a home for his family. The opportunity presented itself borne out of the 'Act of Secularization' of 1832. The Mexican legislation enabled the government to seize all former Spanish mission lands and divide them among those with means and influence for the betterment of Mexico. Don Juan Maria Osuna chose land from his intimate knowledge of the region, a tract twenty miles north and about three miles inland of his birthplace in San Diego... *"Included in its boundaries were luxuriant little valleys, ample lengths of mesa, and a bubbling river."* As a young soldier he himself had marched up El Camino Real through the San Dieguito river valley as a guard for the Mission San Luis Rey in north county San Diego.

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At the age of fifty-one Osuna began the transition from the Presidio to Rancho San Dieguito. In scant records it shows Osuna inhabiting the area as early as 1835 in an adobe attributed to the Jose Manuel Silvas family. A provisional grant of two square leagues of land, 8,824.71 acres, was awarded Osuna in 1840 by his former political opponent, Governor Don Pio Pico. The land was

used by the Osuna family to raise cattle and sheep for their hides and tallow, and some farming. Osuna built two adobe dwellings, a large one for his son Leandro and his family, and a smaller one (possibly a rebuild of the Silvas adobe) for Juliana and himself. These two adobes are still extant and are referred to as Osuna #1 (Juan Maria and Juliana's) and Osuna



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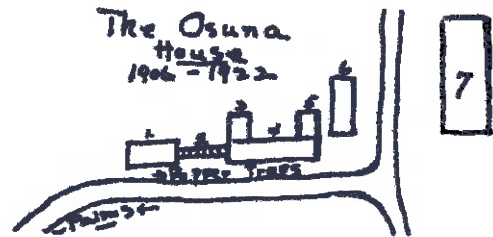
Continuation Sheet

#2 (son, Leandro's). Osuna lived out his days at Rancho San Dieguito but not without unsettling events. The clash between the Americans fighting for territory against the Californios and Mexicanos raged throughout the County.

Don Juan Maria Osuna passed away in 1851, leaving the property to his widow Doña Juliana Osuna. The U.S. government finally confirmed the land grant in her name in 1871, an uncommon occurrence since the U.S. confirmed less than half the Mexican land grants at the time. Juliana and her family, in one form or another, remained in the 'Osuna Valley' until 1906. During this period Rancho San Dieguito, as well as Southern California, was subject of land speculation and western migration. The Santa Fe Railway purchased Juliana Osuna's holdings, which had diminished to less than 200 acres, along with all other interests within the land grant boundary. The railroad company had chosen the land for a cost-saving horticultural venture, that of cultivating the fast growing genus Eucalyptus for railroad ties.

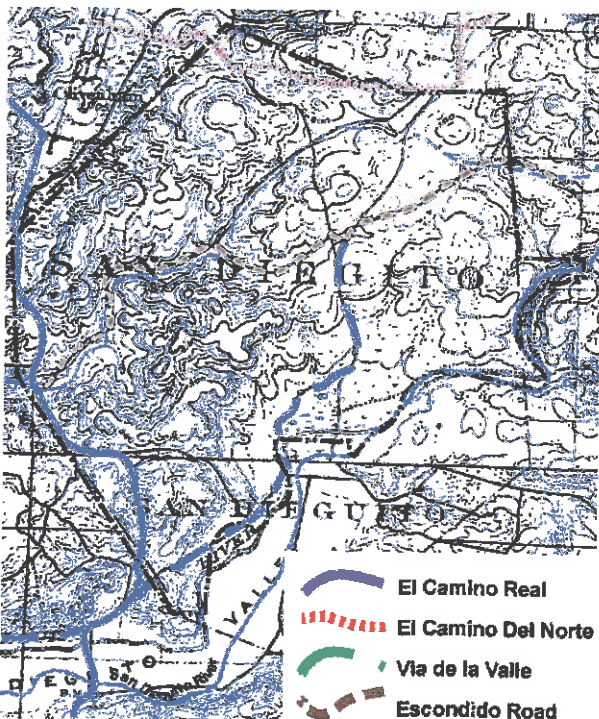


Osuna #1 before restoration
Source: Rancho Santa Fe Historical Society



1. Wood Cottage—used as first Rancho Santa Fe office.
2. Covered walk.
3. Bedroom wing (wood).
4. Original adobe house.
5. Kitchen wing (wood).
6. Two-story bunkhouse—lower story adobe, upper story wood.
7. Large barn—long removed.

Schematic Osuna #2, ca. 1922
Source: Rancho Santa Fe: Yesterday and Today



1901 USGS Map with historic roads overlay

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1906 - 1928 Santa Fe Railway Santa Fe Land Improvement Co.



"The Eucalypts are destined to play a prominent part for all times to come in the sylvan culture of vast tracts of the globe..."

Baron von Mueller, Australian Botanist,
ca. 1900

The Eucalyptus Forest

In 1902 the Secretary to the U.S. Department of Agriculture James Wilson and the U.S. Bureau of Forestry Director Gifford Pinchot, announced, for the first time, the publication of Bureau of Forestry Bulletin No. 35: Eucalyptus Cultivated in the United States, by Professor A. J. McClatchie, of the Arizona Agriculture Experimental Station in Phoenix AZ. The pamphlet was an executive summary on the status of the non-native genus in the U.S. as well as its popularity in other parts of the world.

McClatchie generously commended the work of early horticultural pioneers, both growers and scholars, and documented the approximate dates of particular species introduction, attendant growth statistics, and technical information for future cultivation. Quoting from Eucalyptographia by Baron von Mueller government botanist from Victoria, Australia and McClatchie's mentor, *"The Eucalypts are destined to play a prominent part for all times to come in the sylvan culture of vast tracts of the globe..."* French botanist Professor J.E. Planchon in his paper on *Eucalyptus Globulus*, lauded Mueller as well, *"In the history of the future naturalization of the Eucalyptus, Mueller is the savant who justly calculated the future of the tree, traced it in its (prospective) itineracy, and predicted its destiny."*

Eucalypts were introduced into North America as early as 1856, trailing France and Algeria by a few years. The phenomenal rapidity of growth of the genus was nothing less than awe inspiring,



Santa Fe Railway Eucalyptus Grove
Source: Rancho Santa Fe Historical Society, ca. 1915

which, coincidentally, paralleled its accelerated importation. Many uses for Eucalyptus were envisioned as McClatchie wrote,

"The covering of the now untillable treeless portions of the semitropic sections of America with such trees as Eucalypts, which will yield fuel, timber, and other useful products, and also furnish protection from the sun, from winds, and from floods, or otherwise ameliorate existing climatic conditions, is certainly an achievement greatly to be desired."

Eucalyptus mania prevailed throughout the late 19th century and well into the 20th. It was said that, *"more trees of this genus have been planted away from its original habitat than of all other forest trees combined."* In 1875 nearly a ton of seed was exported to America. One pound of seed was capable of producing thousands of trees. The Santa Fe Railway facilitated Eucalyptus forestation in Southern California, funding small ventures by independent growers, and by creating a Santa Fe Eucalyptus Association which

allowed employees and investors to reap the profits from the popular multi-use lumber.

At Rancho San Dieguito the Santa Fe Railway conducted extensive horticultural and soil studies toward the most ambitious railroad tie venture, with the goal of producing the highest yield. Studies demonstrated that the soils of Rancho San Dieguito were generally productive, a sandy loam underlain with rich clay loam and a heavier marine sand beneath. The native soil makeup had the fundamental elements of fertility—lime, potash and phosphoric acid. Eucalyptus species were introduced to test their adaptability and performance, among the species were; *E. camaldulensis*, *cladocalyx*, *cornuta*, *diversicolor*, *hemiphloia*, *leucoxyton*, *melliodora*, *polyanthemos*, *robusta*, *rudis*, and *viminalis*. *Eucalyptus globulus*, the towering Blue Gum, stood out as the fastest growing, straight-trunk timber and was already the most widely cultivated in California. The oldest Eucalypts in California, well over a century, are *E. globulus* and are extant in Sonoma, Santa Barbara, San Diego, Irvine, and a venerated stand on the University of California Berkeley campus, ca. 1870.

In 1906 the Santa Fe Railway's project started in earnest eventually planting out some 3,000 acres of land adjacent to the San Dieguito River ancient floodplain. The center of the forest was in the general vicinity of Calzada del Bosque (Causeway of the Woods) in the lower southwest section of the land grant. Seedlings planted at approximately ten to twenty feet on-center produced, at peak, over three million trees with a growth rate of nearly ten to fifteen feet per year.

Unfortunately, as monumental as the project had been its quick demise was just as extreme. Within a decade it became clear to railroad officials that their farming experiment was doomed. Myriad problems arose that sealed the fate of 'quick, cheap' timber. Among them, the lack of available irrigation during a drought period, followed by a catastrophic rain cycle that washed both soil and vulnerable trees away.

More problems ensued, the physical attributes of the hard wood made it difficult to hold nails, excessive gum and oils inhibited timber processing, and it was a competitive Australia that became concerned, in their own timber export interest, and slowed seed sales. The bottom line was finally realized when it was proven that creosote treated Oregon Fir cost less than half of what it took to grow, maintain, and process Eucalyptus. By 1916 after posting losses for several years in a row, the project was abandoned and the former land grant property was considered for sale.

Providentially, what the railroad left behind was a maturing forest and future character-defining feature of the Rancho Santa Fe landscape. In the late 1920's Rancho Santa Fe based landscape architect, Glenn A. Moore, prepared a map that delineated the areas of Eucalyptus plantings and their botanical identifications. The 'acculturated' Eucalyptus forest was revered as a design feature that contributed to the romanticism of Rancho Santa Fe's unique landscape setting as well as providing a forest canopy that covered the lower part of the Rancho.

By 1916 following great disenchantment caused by the failure of the Eucalyptus forest experiment the Santa Fe Railway, through their subsidiary the Santa Fe Land Improvement Company (SFLIC), reinvented the Rancho San Dieguito project. Inspired by a well known local water and land developer Colonel Ed Fletcher (according to Fletcher himself), the Railway's vice president, Walter E. Hodges, began fast-track planning for a rural 'gentleman farmer' development concept that would both recoup SFLIC's losses and produce profitable returns from citrus and other fruit 'tonnage' shipped by the Railway.

Walter E. Hodges was born in 1860 in Fall River, Massachusetts. He began his career as a railroad office clerk then elevated to trainmaster for the Chicago Burlington & Quincy Railroad in 1881. He became a freight agent to the general manager from 1881-89 and a traffic manager to Fraser

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& Chalmers Chicago 1889-95. Eventually he became the private secretary to the president of Atchison Topeka & Santa Fe in 1896-97, and purchasing agent for AT&SF from 1897 to 1909. He was made vice president AT&SF of purchases, stores, timber and fuel properties from 1909 through 1918, and until the end of his career was in charge of California properties for AT&SF from 1918 to 1928.

In typical epic fashion the Santa Fe Railway understood the need to secure a dependable water source for the soon to be planted orchards. Within two short years and just five miles upstream the Hodges Dam was built by J. B. Lippincott, Hydraulic Engineer, specifically for the Rancho San Dieguito project but also benefited downstream small towns as well (Fletcher resided in and was developing Del Mar at the time).



Hodges Dam ca. 1920
Source: San Diego Historical Society

In a 1928 article from Progress magazine:
"Water System

Rancho Santa Fe's source of water is Lake Hodges, where a concrete multiple-arch dam 157 feet high impounds 37,700 acre-feet of water. This is backed by a drainage area of 253 square miles. This water serves the Santa Fe Irrigation District, San Dieguito Irrigation District, Solana Beach and Del Mar. The water distribution system consists of steel and concrete pipelines, serving all irrigable

parts of the project with reservoirs at strategic points to provide the necessary pressure. Water is a vital element in the success of any community in Southern California, and Rancho Santa Fe is in an enviable position in this respect."

The attendant San Dieguito Reservoir built on site provided for the distribution of water in a downstream pipeline centered through the Rancho and was operated by the newly formed Santa Fe Irrigation District. The new water system eliminated the need for wells and any San Dieguito River agricultural pumping stations.

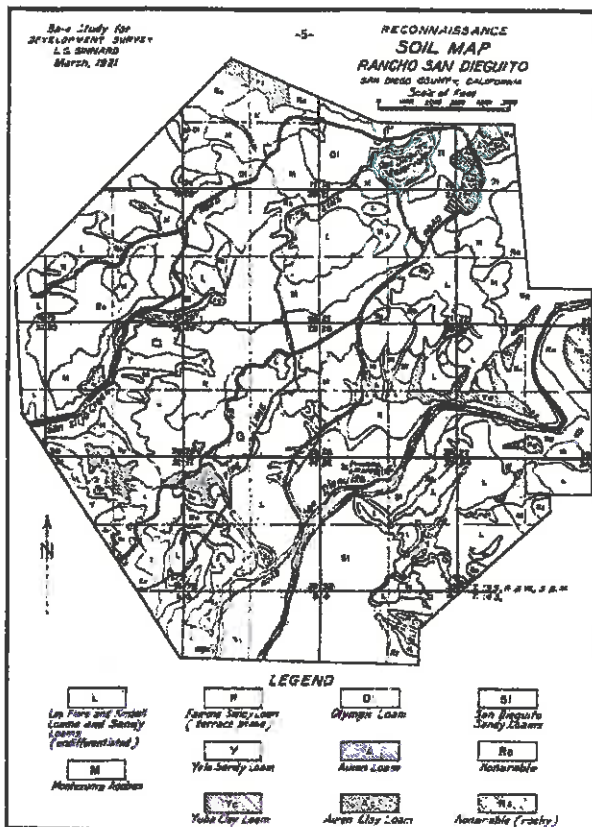
Rancho San Dieguito becomes Rancho Santa Fe

"Southern California's growth since 1870 has been described as 'one continuous boom punctuated at intervals by explosions'. The two major explosions were the booms of the 1880's and the 1920's both can be traced directly to transportation improvements respectively, the Santa Fe railroad and the widespread use of the automobile."

Carey McWilliams, 1946
Southern California Country:
An Island on the Land

In 1920 the Santa Fe Land Improvement Company hired Leone G. Sinnard noted 'land expert' to begin the process of planning and implementing an agriculturally based rural community. In his September 1921 'development survey' entitled, "Proposed Subdivision of Rancho San Dieguito", Sinnard comprehensively evaluated the feasibility of a self-sustained, highly productive, residential community. Sinnard's first impression of the site served as a foreword, "...the Santa Fe Land Improvement's first and primary goal should be an intensive, high-class horticultural development." As part of his survey Sinnard studied the horticultural potential of the Rancho through extensive soils reconnaissance. He determined that over a third of the property was very well suited for agriculture and delineated those areas for future orchard development.

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Sinnard's Soil Map, 1921
Source: Rancho Santa Fe Historical Society

L.G. Sinnard began his career life in 1905 as a clerk for the Southern Pacific's (a subsidiary of Santa Fe Railway) 'colonization' department in San Francisco. He was in charge of promotion, advertising, and Southern Pacific publications. Sinnard worked on his own from approximately 1908-19 as an independent land expert based in San Francisco. During this time he worked on several subdivision projects, notably the 1913 'platting' of the residential community of Atascadero, CA.

Sinnard was under the direction of Walter E. Hodges with whom he collaborated closely. One of his first tasks out of the new project was to design and implement vehicular circulation and access to parcels. Providing for the presence of the automobile was critical to the success of the

project. The profound impact of the automobile not just on the land but in how people moved through the landscape caused a general abandonment of earlier site design principles. Increasingly the landscape needed to be functionally accommodating. By the 1920's the automobile had gained prominence as a growing fixture in the lives of Californians. The economy in Southern California was booming and by 1923 California had registered its one millionth motor vehicle.

"The history of road construction in Southern California will read in days to come like a romance...The [roads] combine what might at first seem as unblendable as oil and water, the two extremes of luxury and necessity."

The Road Ahead:
The Automobile Club of Southern California
1900-2000

Sinnard purposely planned winding roads throughout the Ranch in deference to the sinuous topography, in part, to discourage speeding drivers and to ensure enjoyment of the breathtaking vistas at every turn. He intuitively designed the road patterns, for which he is most known, by driving throughout the Ranch in 'high' gear thereby ensuring drivable and accessible roads. Sinnard incorporated existing and historical routes when they fit his scheme and eliminated them when they ran contrary. The old 'Osuna Valley' road along the river became Via de la Valle, El Camino Real in its historic alignment remained doubling as a western border, the old road east to Escondido became Paseo Delicias the main Civic Center street, and Camino del Norte stayed as the route connecting the Victorian village of Olivehain to all points east. The old roads survived and were incorporated in the new plan with thematically descriptive Spanish names.

In late 1921 the SFLIC retired the old land grant name Rancho San Dieguito and renamed the project Rancho Santa Fe, its namesake. It was, after all, the most significant horticultural / residential project the Railway had ever under-

taken. As the project shaped it became clear to the Railway officials that they had accomplished something quite unique.

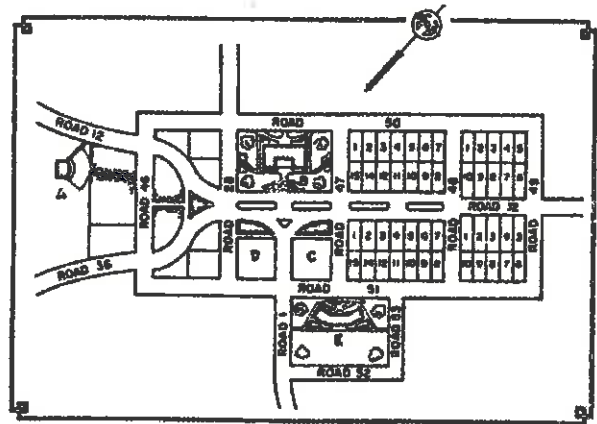
At the core of the Rancho Sinnard designed a beautiful Civic Center village, which included, "administration headquarters, offices, stores, a grammar school, garage, and service buildings." He produced a concept design for the Civic Center in a simple Beaux-Arts style. His design, however, would be more artfully refined by master architect Richard Requa, when the SFLIC brought the Requa & Jackson firm on board to effect their trademark Mission Revival style.

Architectural Influences

In the Forward to *California's Mission Revival*, by Karen Weitze, Harold Kirker wrote, "California architecture came of age with the Mission Revival. After more than a century during which successive immigrant groups imposed inherited building forms upon a land whose physical diversity encouraged cultural colonialism, the Californians discovered in the Franciscan missions a source for a distinctive regional style". The late 19th and early 20th century Mission Revival architectural style is based on forms of the Spanish Catholic Missions of Mexico and the southwest United States. The style features arcades, simple arches, sturdy piers, parapet façades, plain stucco walls and bold forms.

Mission Revival architecture was presented in full at the 1894 Midwinter Fair held in San Francisco's Golden Gate Park. A 'fiesta' celebration was held at the Fair headed by noted author, Charles Fletcher Lummis. The Los Angeles City librarian was a tireless promoter and advocate of California mission-era architecture and culture, and was referred to by historian Franklin Walker as, 'the impresario of the southern California tourist renaissance'.

His presentations evoked "the dreamy halcyon days of the missions, the drowsy pueblos and the peaceful quiet life of the Ranchos".

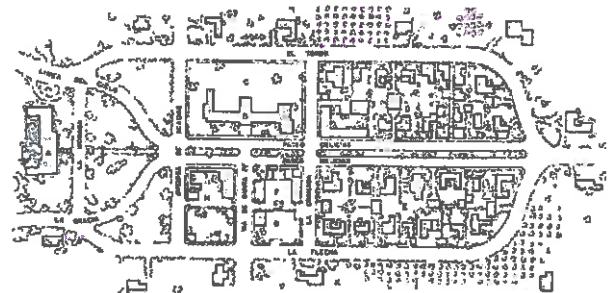


PROPOSED SUBDIVISION OF CIVIC CENTER
RANCHO SAN DIEGUITO
SAN DIEGO COUNTY, CALIFORNIA
OCT. 1921 BY L.G. SINNARD
SCALE 1" = 250'

KEY TO SINNARD PLAN

- A OPEN AIR THEATRE AND PARK
- B HOTEL
- C STORE
- D GARAGE
- E SCHOOL AND PLAYGROUND

Sinnard's Civic Center layout, 1921
Source: *Rancho Santa Fe: A California Village*



PLOT PLAN OF CIVIC CENTER OF RANCHO SANTA FE
DEL MAR, CALIFORNIA 1922
REQUA AND JACKSON ARCHITECTS
DRAWN AND PLOTTED BY DONALD WILSON, PAULY FINE CALIFORNIA

Requa & Jackson (Lilian Rice) refinement of Civic Center design, 1922
Source: *Rancho Santa Fe: A California Village*

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Santa Fe Railway and Southern Pacific, both subsidiaries of AT&SF, were also tireless in their promotion of the 'New Spain' of the West and built their train stations accordingly. Southern Pacific's 'Colonization Department' based in San Francisco emphasized the cultural ties to the region which responded to climate, geography and Spanish tradition through brochures, pamphlets, books and numerous articles (wherein *Sunset Magazine* finds its genesis). In context with the time it seemed necessary for the railroads to cast a positive travel and investment image of the West dispelling residual myths and fears of the 'lawless' West and red-faced savages.

Mission Revival was fully exploited by the railroads in the early 20th century until the advent of the 1915-1916 Panama California Exposition held in San Diego. The upstart city staged its own concurrent Exposition (San Francisco was the official site) without sanction by the federal government, and created one of the most character-defining complexes of Spanish Colonial Revival architecture in the Southwest if not the U.S. In 1950, author T.E. Sanford, in his book *Architecture of the Southwest*, wrote, "*The marriage of what was seen as historical and logical appropriateness and unfamiliarity was a fruitful one'....and Balboa Park became the birthplace of that Spanish Colonial revival which by 1925 had become a nationwide craze.*" Thereafter the predominate style through 1940 became a jumble of Spanish Colonial Revival influences known as Spanish Eclectic that was interpreted rather freely.

C.M. Price in the March 1915 issue of *Architectural Record* 37 praised master architect and creator of the Exposition architecture, Bertram Goodhue, for advancing his design narrative, "... 'Atmosphere'—in 1915—the word when used metaphorically was still put between quotation marks—was to be that of 'a Spanish City of flower-grown surfaces, reflecting the sunlight and the history and romance of Southern California.'"

Richard Requa was recruited by the SFLIC based on his work in the small town of Ojai, California near Montecito and Santa Barbara. The addition of Requa to the Rancho Santa Fe planning process heralded an architectural style imprint that remains a primary character-defining feature of Rancho Santa Fe. His architectural career started as a project manager for master architect, Irving J. Gill. In 1912 he began his own practice teaming with the flamboyant architect, Frank Mead. The two had a mutual affinity for indigenous architecture of the Southwest and the Mediterranean. The partnership was short lived, however, and Mead departed to travel throughout the Southwest. The firm of Requa & Jackson began soon after. Herbert L. Jackson was Requa's expert architectural engineer, the 'structuralist', who complemented the creative design prowess of Requa. By the 1920's the partnership became the 'architectural firm of choice' for affluent clients in the San Diego area.

Requa was strongly committed to the development of a style inspired by the architecture of Spain and the western Mediterranean, which could be adapted to southern California living. His subsequent travels to Spain, the Mediterranean and Latin America seeking classic historical design precedents that could be applied to southern California and San Diego, caused him to write two books on the subject; *Architectural Details in Spain and the Mediterranean* (1926), and *Old World Inspiration for American Architecture* (1929). He comprehensively photo documented architectural details and design elements that could be exploited in California. Requa's intuitive design sense and acute attention to detail led him to entitle his synthesized version of architectural design, the 'Southern California Style'. He editorialized, "*By study of the basic features contributing to the perfection of the Mediterranean type, American architects can gain much in inspiration, suggestions, and ideas useful in the development of styles suitable for this country, particularly in a section of similar climatic and topographical conditions.*"

Requa was present and active at the very beginning of the Rancho Santa Fe development. The refinement of the Civic Center plan and its first structures, in particular the Santa Fe Land Improvement Company offices are, arguably, attributable to him. However, the firm of Requa & Jackson was in a dramatic ascendancy in San Diego causing them to dispatch a very talented architect, Lilian Rice, to manage the project on their behalf. Lilian Rice serendipitously was cast into a dream project, near life long, that would both define her as a major architectural influence as well as the character of Rancho Santa Fe itself.

Lilian Jenette Rice was born in National City, San Diego County in 1889. Supported by strong-minded parents, her father an educator and her mother an artist, she was one of the first women to earn a degree in architecture from the University of California at Berkeley. Her professor and dean of the department was master Beaux-arts architect John Galen Howard also the UCB campus architect. Having successfully completing her studies Lilian returned home in 1910 and for the next few years served as a draftsman for noted architect, and daughter-in-law of California Governor Waterman, Hazel Waterman. The project Lilian was exposed to during her stay was the reconstruction of the Casa Estudillo in Old Town San Diego. The faithful recreation of the 1820's adobe included a well-researched adobe brick building methodology, an experience that would remain with her throughout her career.

Lilian also taught mechanical drawing and geometry at high school and college levels in San Diego. A student of hers, a young Sam Hamill, would later work under her direction at the offices of Requa & Jackson, and go on to be one of San Diego's leading Modernists through the 1960's. Around 1920 Lilian joined the office of Requa & Jackson. Her timing was perfect as she was chosen by Requa to assume a project manager role in the planning and architectural design of Rancho Santa Fe.

In Lauren Farber's thesis, The Richest Source of Inspiration: The Spanish Revival, Lilian Rice, and the Development of Rancho Santa Fe, she writes:

"Rice's first task was to assist in the creation of a site for the Civic Center, the focal point of Sinnard's subdivision scheme...a standard Beaux-Arts and City Beautiful planning device which utilized landscaping, plazas, and parks to create a strongly-defined civic image...a formalized, axial plan featuring a main, landscaped boulevard (Paseo Delicias) and a major terminating focal point (La Morada, the Inn)—within a typically picturesque suburban layout of curvilinear roads and irregularly-shaped building and orchard lots."

"Rice's contribution to the design of Rancho Santa Fe was her synthesis of a specific vocabulary of elements drawn from Spanish and Spanish colonial sources with the needs of the Santa Fe Land Improvement Company in order to create, in her words, 'a community that would contain the simplicity and charm of a Spanish village'."

For some time there has been an on-going debate as to the contributions of both Requa and Rice and how each affected the 'look' of Rancho Santa Fe. It is clear that all associated Rancho Santa Fe architectural drawings appear to have two different styles of presentation. Few of these drawings are given direct attribution, yet the architectural lettering provides a clue as to who rendered and designed certain buildings. Lilian's printing was very stylized and easily identifiable. The only other style is probably that of Sam Hamill, a draftsman for Requa & Jackson for several years during this period. A few of the earliest drawings carry the title of Requa & Jackson. Lilian's drawings continue into the late 1920's and early 1930's under her own name apart from the firm, as she remained on site and in charge.

Lilian's design facility developed at Rancho Santa Fe for more than a decade. Her personal style was informed by her exposure to the indigenous earthen architecture of her region, her personal travels to Spain and other Latin based cultures, and as a student under the master Beaux-Arts architect John Galen Howard at Berkeley. She was far more understated in architectural nuance than that of her peer, Richard Requa. Where Requa moved more toward grander and more complex architectural statements in San Diego, Lilian created composite scenes of serenity and quiet beauty on the Rancho. She felt her affinity as a woman gave an added aesthetic to both indoor and outdoor living.

Lilian's roster of clients appreciated the personal touches as she interpreted her feelings for the Rancho into their living spaces—she was designing as much for them as she was the Rancho. In several issues of the Rancho Santa Fe publication *Progress* she is consistently referred to as, 'architect-in-charge, or supervising architect. Her body of work spans the commercial and civic core of Rancho Santa Fe as well as a significant number of notable residences, many of which are on the National Register of Historic Places.



Osuna #1 Rehabilitation architectural rendering by, architect Lilian Rice, ca 1925
Source: *Rancho Santa Fe: A California Village*



Lilian Rice at Osuna #2
Source: *Rancho Santa Fe: A California Village*



Lilian Rice at La Flecha, ca. 1922
Source: *Rancho Santa Fe: A California Village*

Santa Fe Land Improvement Company & 'Tonnage'

In 1925 the Los Angeles SFLIC office sales brochure marketing Rancho Santa Fe clearly stated the motivation of the Company, "*Tonnage (agricultural product) for the railway—not profit from the sale of land—is the objective.*" It boasted of thousands of trees thriving and ready for inspection; avocados, lemons, Valencia oranges, apricots, grapes, walnuts, all well adapted to the fertile soil of the Rancho. Furthermore, to ensure appropriate development, "*each purchaser is required either to plant one third of his acreage to suitable fruit trees or to build his home within one year. No home costing less than \$5,000 can be constructed, and in some localities it must cost not less than \$15,000.*" The land was being sold 'at-cost' plus 15% improvement costs.

The sales pitch conjured a peaceful romantic image of "*winding drives, shady trails, wooded knolls, ocean vistas, beautiful flower gardens, landscaped walks, rose-covered pergolas, and the 'witchery' of friendly old California mountains.*" It assured the potential investor and resident of more than enough water in nearby Lake Hodges, underground utilities, and fine surfaced roads. The Company also provided a team of experts; architects, engineers, horticulturists, and agronomists, who were available (and on the company payroll) to assist in the development of orchards and home construction. Aside from the major contributions of Lilian Rice and L.G. Sinnard,



Early orchard planting, ca. 1925
Source: San Diego Historical Society

other professionals complemented the making of the Rancho. Glenn A. Moore became the resident landscape architect—tutored by Lilian in the Spanish Village aesthetic. A self-trained designer who came up through the nursery trade, Moore provided residential landscape consultation from 1923 to 1946. He also operated the Rancho's first nursery in the heart of the Civic Center on Paseo Delicias. Moore wrote often in Progress, *Guiding those new to California in all horticultural practices: "The work of the landscape architect is comparable to that of the goldsmith in that it furnishes the setting for the jewel"*.

Guy Fleming noted naturalist, protector of the endemic Torrey Pines, consulted on the native landscape, instituting wildflower planting programs.

Pursuing their tonnage interests, the SFLIC formed a Santa Fe Fruit Company, an agricultural association that would collect, transport, and package the fruit; the Rancho Santa Fe landowner needed only to be the grower. By 1928 there were 160 separate orchards planted out and many on the way. The concept of a 'cooperative' system was new to many relocating from the East or Midwest, but with the assurances and the backing of the SFLIC any reservations were put to rest. A. R. Sprague, an agronomist hired by the SFLIC coordinated the effort, he wrote in Progress:

"Briefly, the purposes of the organization are to guard the interests of every orchard owner and in every way to secure the greatest possible efficiency and economy in orchard maintenance and also in care of the fruit. All citrus fruit will be marketed through the California Fruit Growers Exchange, and avocados through the Calavo Growers of California."

1928 - World War II The Rancho Santa Fe Covenant



"As an example of planning, Rancho Santa Fe was conceived of neither as a garden city nor a garden suburb; instead it was established as a garden retreat."

David Gebhard, UC Santa Barbara, 1992

The Maturing of the Rancho Santa Fe Covenant

Through 1928 the SFLIC monitored development closely. It was deeply committed to controlling the aesthetic and productive build-out of Rancho Santa Fe, which, among other devices, involved deed restrictions and other *'highly desirable restrictions to protect investment'*. Deed restrictions and the life span of the Santa Fe Fruit Company were put in place for a period of ten years with the expectation the SFLIC would sell all the lands of the Rancho and resident owners would create their own syndicate allowing Santa Fe interests to sunset. After guiding the physical development of the Rancho for several years Sinnard had taken ill in the late 1926 and left the project. S. R. Nelson, his able assistant, took over as general manager. By 1927 60 % of the property had conveyed to individual owners. The SFLIC called upon the highly regarded town planner, Charles H. Cheney, to assist in the formation of an Association that would accept all the responsibilities and impose protective restrictions on future development, much like the ones that had been guiding the property until then.

Charles H. Cheney was born in 1884 in Rome, Italy to American parents. He obtained degrees in architecture and engineering from University of California Berkeley (1905), and the Ecole des Beaux Arts in Paris (1907-10). He was responsible for laying out a 3,000 acre town site in West Sacramento, CA (1912-13), he served as the Secretary to California State Commission of Immigration and Housing (1914), the Preserva-

tion League of San Francisco (1915-19), was technical consultant in city planning to: Riverside, Santa Barbara, Monterey, Carmel, Montecito, Rancho Santa Fe, Long Beach, Alameda, Berkeley, Davis, Fresno, Palo Alto and other California cities as well as Chandler, Arizona; Portland Oregon; and Spokane, Washington. Cheney authored traffic street plans, boulevard and park systems for Portland, Oregon (1920), and Santa Barbara (1925). He led the planning for the 16,000-acre Palos Verdes Estates where he maintained his primary residence, and served as an original member of Palos Verdes Art Jury, a precursor to a design review committee.

Cheney developed protective restrictions for Rancho Santa Fe utilizing his Palos Verdes model. Written into the protections was the creation of the Rancho Santa Fe Association, the Art Jury, and the project's new name, the *'Rancho Santa Fe Covenant'*. The very use of the word *'covenant'* alludes to the level of commitment property owners were willing to undertake in the interest of aesthetic and asset protection. From *Progress, The Character of the Community Today*:

Today (1928), as you motor over the winding skyline drive from the beach to the Civic Center, you will find scores of country estates with wonderful orchards or oranges, lemons, avocados and deciduous fruits, on gently sloping hillsides, with red-roofed Spanish homes on slightly rises of ground or secluded in beautiful eucalyptus groves. On every hand are facilities, conveniences, safeguards and opportunities for the complete and genuine enjoyment of life."

"Restrictions

To perpetuate the reign of beauty at Rancho Santa Fe and to guard investment against the encroachment of any industrial, commercial or other activity which might depreciate residential values, carefully planned protective restrictions are in force in this community... More important than this, however, is the supervision of architectural design enforced by a qualified art jury. All homes and

other structures conform to what is broadly known as Spanish architecture, which includes Italian and Mediterranean motifs as well as Monterey and Californian styles. Thus the architecture of Rancho Santa Fe respects the traditions of its history and presents a very pleasing unity."

The Rancho Santa Fe Art Jury - 1928 to present
Excerpt from the RSF Protective Covenant:

"Whereas, the power to interpret and enforce certain of the conditions, restrictions, covenants, reservations, liens and charges set forth in this covenant is to reside in RSFA, a non-profit, cooperative association, organized and existing under and by virtue of the laws of the State of California, hereinafter referred to as 'The Association' and in Rancho Santa Fe Art Jury, hereinafter referred to as the 'Art Jury', created and established as provided herein."

Lilian Rice was on the first board of the Art Jury in 1928.

Excerpt from Rancho Santa Fe: A California Village, 1993:

The Rancho Santa Fe Protective Covenant has been the base document for the control of the Ranch since its adoption in July 1928. It is a declaration of General Basic Restrictions, Conditions, Reservations, Liens, and Charges affecting Rancho Santa Fe, California.

Having recognized the area of Rancho Santa Fe to be unusually attractive and valuable, and because of the rare quality of landscape, trees, and shrubs, owners were eager to preserve the natural beauty. They individually placed their private property, in perpetuity, under the protective regulations of the Covenant.

The written 'word' promises to preserve, continue and maintain the character of the community and rare landscape features and to uphold the quality of all future architecture and improvements.

The Covenant, as written, comprises some fifty-one pages of restrictions on property development. It clearly says no to the property owner. Its strength is being a duly written legal document and recorded contract between you, your neighbor, and the 'Association'.

Any development of Rancho Santa Fe Covenant property requires the approval of the Association through its Art Jury, an architectural committee. The Association, organized through the Covenant, manages Rancho Santa Fe with an elected Board of Directors who appoints a professional Association Manager.

O. Rea Mowery.

The Rancho Santa Fe Protective Covenant was adopted 3 February 1928.

The fledgling Rancho Santa Fe Covenant continued to slowly build out as envisioned by SFLIC. Two significant events, however, effected the pace greatly; the Great Depression, and the World War II. Modest activity was seen through the 1950's.

The Rancho Santa Fe Country Club, Golf Course and Golf Course Estates

The upscale development signaled a slight change in enticing potential residents and investors to build. No longer bound by the Santa Fe Railway's pursuit of 'tonnage' the Covenant shifted their marketing to a more residential lifestyle attitude, although the minimum investment was elevated. Both the golf course and the estate lots were laid out contemporaneously and vigorously marketed by the SFLIC. The brightly colored sales brochure read, "*The Golf Course Estates have been artificially laid out on gentle slopes surrounding the little valley through which the golf course runs. On all sides for a distance of two to three miles are found horticultural estates with smiling orchards of subtropical fruits, cheerful Spanish homes and colorful landscaping effects.*"

The development included, an 18-hole golf course, country club, tennis courts, parks, bridle

trails, and large estate lots that, for the first time, didn't carry a requirement of orchard planting, although it was heartily encouraged. Charles Cheney noted city planner, executed the design of the estates and the famous golf course designer, Max Behr, designed the golf course. Behr came from a family of golf enthusiasts. Originally from New York City his relatives founded St. Andrews Golf Club in Yonkers, N.Y. in 1888. Behr graduated from Yale in 1905, performed well in amateur golf tournaments as a young man, he became the first editor of one of the first golf magazines, Golf Illustrated, in 1914.

Behr made his way to California and by the 1920's began designing and remodeling some of the most notable courses in California; Montecito Country Club, Hacienda C.C., Lakeside C.C. of Hollywood, Oakmont C.C., San Francisco's Olympic Club and Rancho Santa Fe. According to the book, The Architect of Golf, Behr didn't believe in 'rough' on his courses, preferring to 'defend' his greens from every conceivable approach shot. A description of Behr's design methodology and his light touch on the land comes from the sales brochure which states, "One of the interesting sidelights is that Max Behr, working with a 'natural golf terrain', has been able to create fairways and hazards that conform to the natural erosions and undulations of the land instead of scarring the landscape with bunkers and ditches which would be obviously man-made."

In his own words Behr reflected, "Construction of the Rancho Santa Fe Golf Course appeals to me tremendously as a golf course architect from two important angles. First, the natural contours of the terrain lend themselves admirably to the creation of a course with maximum strategies value, second, the loveliness of the surrounding property whets the desire to build something really beautiful—something that will blend into its environment."

In the late 1930's famous actor and crooner, Bing Crosby informally staged tournaments at the end of the Del Mar horse racing season, calling them

'Clambakes'. The Depression had taken its toll on the build-out of the Rancho, and the Country Club and Golf Course had barely taken off before the economy fell. Those informal gatherings evolved into the Bing Crosby Pro-Am Tournaments from 1937-1942. Author of 70 Years at the Rancho Santa Fe Golf Club, Randy White states, "...by organizing the Bing Crosby Pro-Am Tournament at a critical time in our history, he, more than any other, probably saved the golf course from what was almost certain extinction."



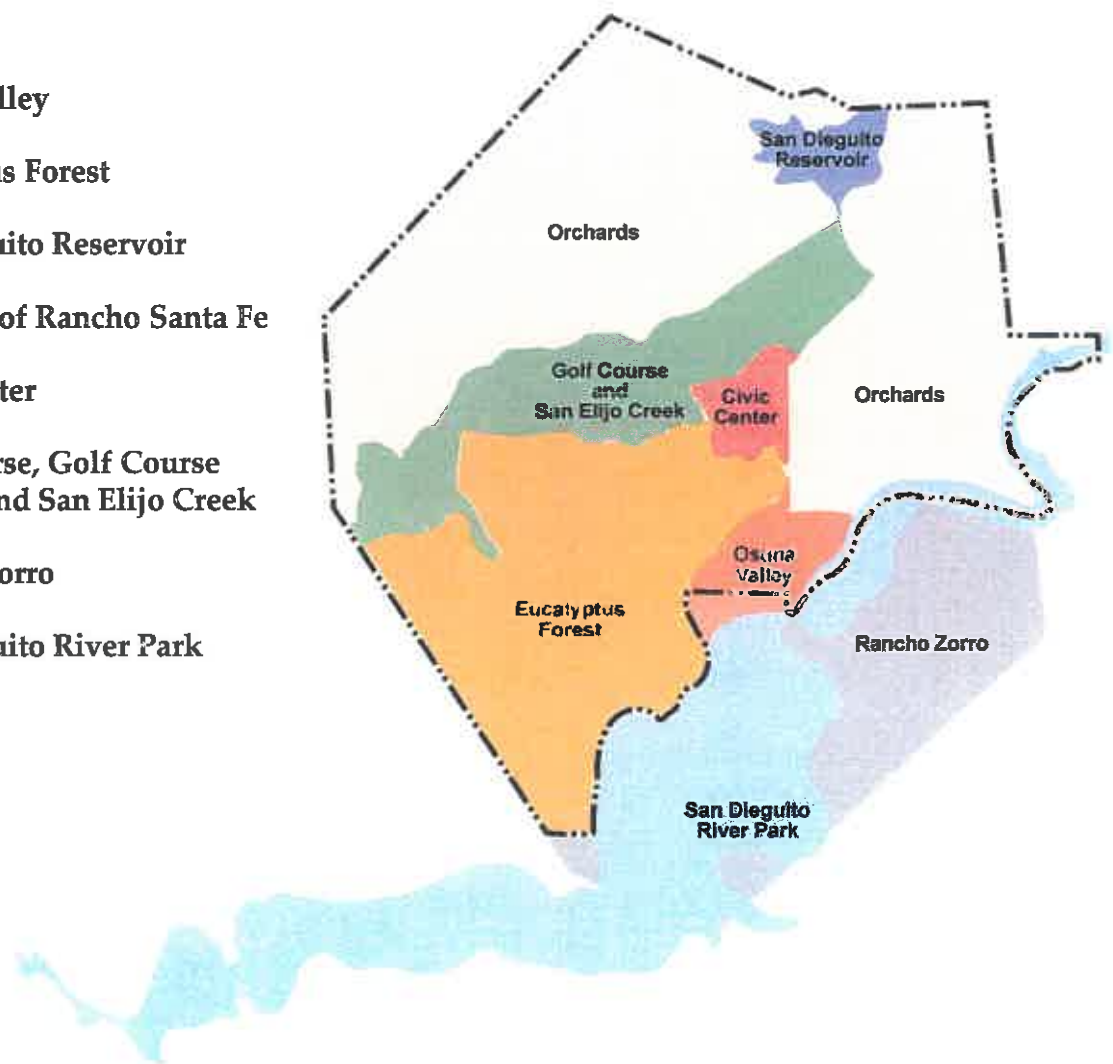
Golf Course Estates SFLIC sales brochure, ca 1929
Source: Rancho Santa Fe Historical Society

Component Landscapes

Definition:

A component landscape is a discrete portion of the larger landscape. It may contain its own period of significance and level of integrity. As all component landscapes share a common thread, e.g. historic boundaries, horticultural elements, and natural phenomena, and have the potential to contribute to the significance of the whole.

- Osuna Valley
- Eucalyptus Forest
- San Dieguito Reservoir
- Orchards of Rancho Santa Fe
- Civic Center
- Golf Course, Golf Course Estates and San Elijo Creek
- Rancho Zorro
- San Dieguito River Park



Component Landscapes

Osuna Valley

Approximately 200 acres, the Osuna Valley component is the 'cradle' of the Rancho and defines its first Period of Significance: 1835 - 1906

Osuna and the Rancho San Dieguito Land Grant. The span of time includes historical references to the Mexican Republic era and Osuna Family history. The site retains both Osuna adobes (both privately owned), mature period trees; *Schinus molle*, Mission pepper, *Eucalyptus* spp, remnant fruit trees, and generous open space with views of the San Dieguito River. The site was also a major regional stage stop for travelers going north to Los Angeles or south to San Diego, and east to Escondido.

Both adobes were rehabilitated in the late 1920's by architect Lilian Rice. In the late 1920's Osuna #1 was purchased by Arthur L. Loomis who built a substantial equestrian facility and raised Kentucky stallions. The Loomis stables initiated the equestrian element into the Rancho which has continued with several miles of dedicated horse trails. An equestrian facility still functions on site today.

Osuna #2 (son, Leandro's) was owned by actor, Bing Crosby in 1930's, who hired Lilian Rice to design a second house on the property. Bing Crosby became a noted personality in the area and played significant roles in the development of both the Rancho Santa Fe Country Club and Golf Course, and the Del Mar Thoroughbred Club.



Sentinal palm at the base of Osuna Hill, ca 1910
Source: Rancho Santa Fe Historical Society



Osuna #1, ca 1930
Source: Rancho Santa Fe Historical Society

Component Landscapes

At the foot of Osuna Hill a 'Sentinel' Palm once stood. It was brought to Rancho San Dieguito from the Mission San Juan Capistrano by Osuna. Two of the same species, *Phoenix dactylifera*, Date Palms, were planted first at the Royal Presidio at San Diego brought to Alta California by the Spanish padres (thought to be the first 'exotic' plant introductions in California). The origin of the species is northern Africa, Egypt, and the Levant area and is the Palm referred to in the Christian bible during the events of the crucifixion.

The Osuna Valley landscape component interfaces with the San Dieguito River Park component along its north bank and is compatible with its open space and cultural goals.



Osuna #2, ca 1925

Source: Rancho Santa Fe Historical Society



Osuna #2, 2004

Component Landscapes

Eucalyptus Forest

The Eucalyptus Forest history began Rancho Santa Fe's second Period of Significance: 1906-1928 Santa Fe Railway/Santa Fe Land Improvement Co. The ambitious 'farming' experiment by the Santa Fe Railway created a 'man-made' forest that is still a significant part of the Rancho Santa Fe landscape. Although the tree count is much less than historical counts, ca. 1915, the remnant forest continues to occupy the southwestern section of the Covenant area providing a distinct canopied ambiance.

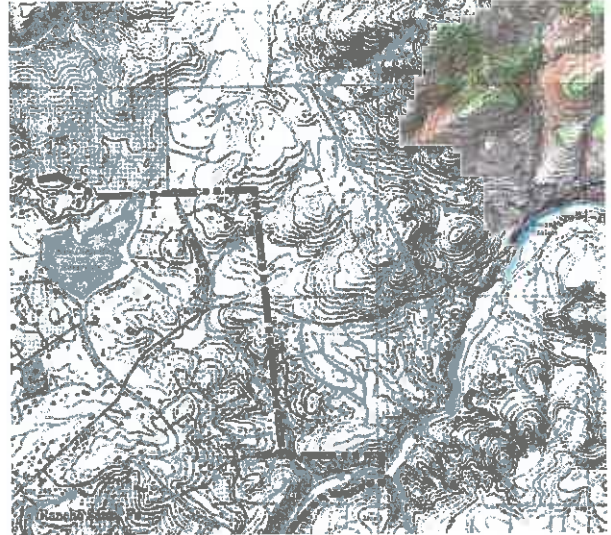


Eucalyptus forest, ca 1910
Source: San Diego Historical Society

Component Landscapes

San Dieguito Reservoir

The San Dieguito Reservoir was constructed in 1918 during the second Period of Significance: 1906 - 1928 Santa Fe Railway/Santa Fe Land Improvement Co. The on-site reservoir was built as part of the Hodges Dam, Lake Hodges water system and is administered by the Santa Fe Irrigation District. The reservoir continues to serve the Rancho, Del Mar and Solana Beach in the distribution of water. It is surrounded by generous open space and wetland habitat.



USGS Quad map (1983) current
Source: San Diego County Maps and Records



Photo aerial San Dieguito Reservoir, 1928
Source: San Diego County Maps and Records

Component Landscapes

Orchards of Rancho Santa Fe

Orchard cultivation spans both 1906 - 1928 Santa Fe Railway/Santa Fe Land Improvement Co., and 1928 - World War II Periods of Significance. The Rancho Santa Fe orchards were located throughout the Rancho in areas that held the best soils. Today they are concentrated predominantly in the northern section. The majority of the orchards on the Rancho are considered by the County of San Diego as active agricultural uses, with a small percentage that serve as ornamental interpretive landscapes. Although the Rancho planted several 'cover' crops, the majority of the most profitable 'tonnage' was that of citrus and in particular Valencia oranges.



Surveying of orchards, ca 1925

Source: San Diego Historical Society



Orchards, ca 1928

Source: San Diego Historical Society

Component Landscapes

Civic Center

The village core was conceived and implemented during the second Period of Significance; **1906 - 1928 Santa Fe Railway/Santa Fe Land Improvement Co.** The design for the Civic Center was initially generated by 'land expert' L.G. Sinnard, and later refined by architects, Requa & Jackson and Lilian Rice. In an article written for the *Rancho Santa Fe Progress* in 1929 by W.A. Creakbaum, Publicity Director of the Los Angeles Chamber of Commerce entitled *'Impressions of Rancho Santa Fe'*, the author writes, "*Rancho Santa Fe is the source of unending pleasure to lovers of Spanish tradition and architecture. I firmly believe that if I could take the most confirmed critic of California down those few short blocks from La Morada to the end of the business district, he would be forced to admit that California has something different.*"

From *Rancho Santa Fe: A California Village*, it states, "*The Village of Rancho Santa Fe is more than the community's civic and commercial hub. Carefully following an architectural master plan...this town center, so reminiscent of a Spanish country village, set the tone, style, and standard for all future development within the boundaries of the 6600 acre Rancho Santa Fe community...Today, just as it did in the early 1920's, the Village continues to serve as the focal point of this special residential development. More importantly the Village established the architectural character and unity of Rancho Santa Fe which has prevailed to the present.*"



Photo aerial Civic Center, ca 1928
Source: *Rancho Santa Fe: A California Village*



SFLIC offices in the Civic Center, ca 1923
Source: *San Diego Historical Society*



Civic Center, ca 1925
Source: *San Diego Historical Society*



La Morada, view of the Civic Center, ca 1928
Source: *San Diego Historical Society*

Component Landscapes

Golf Course, Golf Course Estates and San Elijo Creek

This landscape component is within the third Period of Significance: 1928 – World War II. The Rancho Santa Fe Covenant and consists of the Rancho Santa Fe Country Club and Golf Course, the Rancho Santa Fe Golf Course Estates and a western reach of the San Elijo Creek open space, a total of nearly 1,000 acres. The area is bounded by Ranch roads; El Secreto, Linea del Cielo, Paseo Delicias, El Montevideo, Lago Lindo, Via de la Cumbre, San Elijo and Rambla de las Flores.



Aerial view of the golf course, ca 1946
Source: San Diego Historical Society

Rancho Santa Fe **GOLF COURSE ESTATES** *now available*

THE RANCHO SANTA FE COUNTRY CLUB AND GOLF COURSE
The Rancho Santa Fe Country Club and Golf Course was established in 1928. It is a private club and is one of the most beautiful and best equipped in the West. The course is a masterpiece of golf course architecture and is a true work of art. The clubhouse is a masterpiece of Spanish Colonial architecture and is a true work of art. The grounds are a masterpiece of landscape architecture and are a true work of art.

THE RANCHO SANTA FE GOLF COURSE ESTATES
The Rancho Santa Fe Golf Course Estates is a residential development of nearly 1,000 acres. It is a masterpiece of landscape architecture and is a true work of art. The estates are a masterpiece of residential architecture and are a true work of art. The grounds are a masterpiece of landscape architecture and are a true work of art.

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Rancho Santa Fe Golf Course Estates, ca 1929
Source: Rancho Santa Fe Historical Society

Component Landscapes

Rancho Zorro

Actors Douglas Fairbanks and wife Mary Pickford, purchased some 3,000 acres southeast of the San Dieguito River, named it Rancho Zorro, and by the 1930's developed the largest privately owned citrus grove in San Diego County. The land was within the original Osuna-Rancho San Dieguito land grant, but never within the Covenant (Santa Fe officials felt it was 'unbuildable', as it was mostly in San Dieguito River flood-plain).



*Early overhead irrigation at Rancho Zorro, ca. 1930
Source: San Diego Historical Society*



*Orchards ca. 1925
Source: San Diego Historical Society*

Component Landscapes

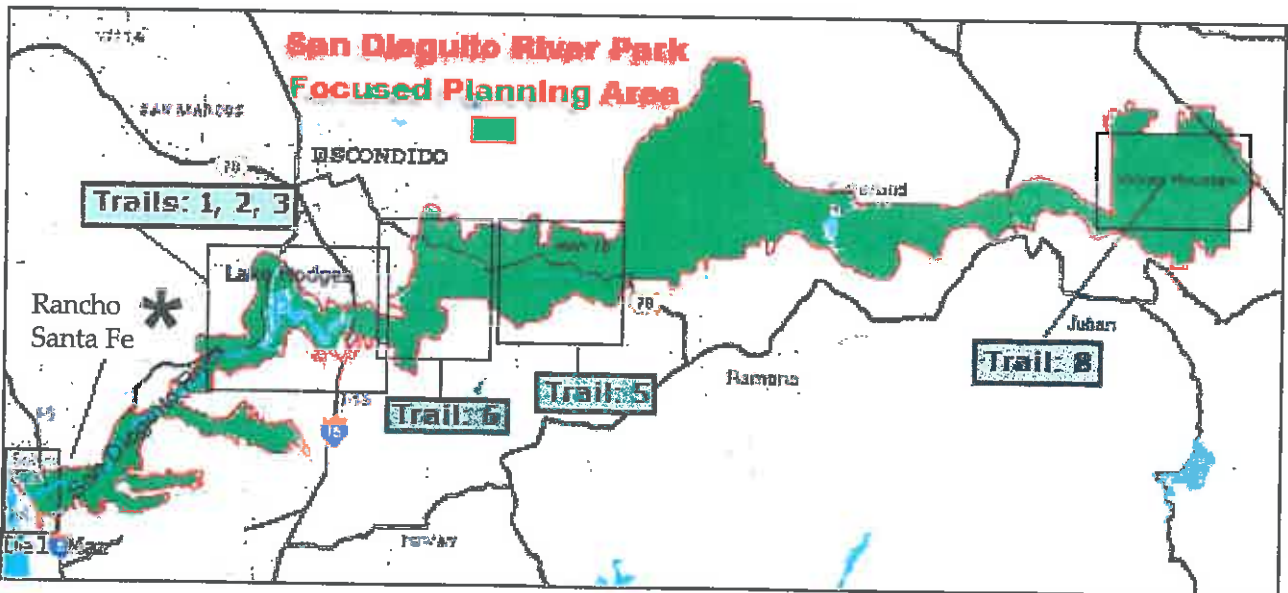
San Dieguito River Park

By a Joint Powers Authority that was formed in 1989, the County of San Diego and the Cities of Del Mar, Solana Beach, San Diego, Escondido and Poway, are empowered to acquire, plan, design, improve, operate, and maintain the San Dieguito River Park. The River Park's Mission Statement is:

"To preserve and restore land within the Focused Planning Area of the San Dieguito River Park as a regional open space greenway and park system that protects the natural waterways and the natural and cultural resources and sensitive lands and provides compatible recreational opportunities, including water related uses, that do not damage sensitive lands. To provide a continuous and coordinated system of preserved lands with a connecting corridor of walking, equestrian, and bicycle trails, encompassing the San Dieguito River Valley from the Ocean to the river's source."



San Dieguito River view from Osuna #2, ca 1928
Source: San Diego Historical Society



Source: San Dieguito River Park

Character Defining Features

Definition:

A character defining feature is a prominent or distinctive aspect, quality, or characteristic of a cultural landscape that contributes significantly to its physical character.

National Park Service

Organizational Elements of the Landscape:

- Natural Systems/Open Space
- Spatial Organization and Land Use
- Circulation
- Vegetation
- Views and Vistas
- Objects, Furnishings

Natural Systems/Open Space

Natural features, topography, water elements, horticulture, form of the landscape.

Excerpt from Progress (1928)

"Physiography

The terrain at Rancho Santa Fe consists of a series of undulating mesas, varying from 50 to 350 feet above sea level, frequently broken by numerous barrancas and arroyos which give perfect air and water drainage. Erosion of variegated soils, and the presence of abundant native shrubbery, provide picturesque landscapes. Within view are seventy five miles of mountains, extending into Mexico, and entrancing vistas of a semi-tropical sea."

Rancho Santa Fe is blessed with an abundance of open space and natural systems. Among those systems are:

- The San Dieguito River Park and floodplain.
- The San Dieguito Reservoir and surrounding wetland.
- The San Elijo Creek.
- The Rancho Santa Fe Country Club and Golf Course within the San Elijo Creek valley.

- RSF Association land, consisting of several small lots, rights of way, median, parks, fields, civic buildings totally approximately 300 acres, owned and maintained by the Rancho Santa Fe Association for the benefit of the Covenant community.



Barrancas, 2004

The topography of the Rancho undulates dramatically creating arroyos and notable earth formations known as 'barrancas' eventually rising to an elevation of 400 feet above sea level. The land consists of sandstone upland ridges that form a main spine of the property, extending along the length of the 'high' road, Linea del Cielo, (Line of the Sky), from the upper core to the western boundary. The sinuous road patterns were deliberately designed with great sensitivity to the irregular topography thereby providing distant scenic views of the Pacific Ocean to the west and the surrounding mountains to the north and east. Steep palisades were formed on the upstream northern banks of the San Dieguito River. The remainder of the land is a gently rolling landscape with riparian rich native habitats occurring in small ravines.

Character Defining Features

Spatial Organization and Land Use

Composition of built and natural elements creating spaces. Organization, form and shape of landscape in response to land uses.

Excerpt from Progress (1928)

"Types of Property Available

Rancho Santa Fe is a well-rounded community with opportunity for the family with a moderate income as well as for those desiring a more pretentious dwelling. There are homes at Rancho Santa Fe which cost less than \$7,000, and, on the other hand, some have investments exceeding \$100,000. For a total investment of \$8,000 or more one can buy land and build a home at Rancho Santa Fe and thus be in a position to enjoy life to its fullest extent.

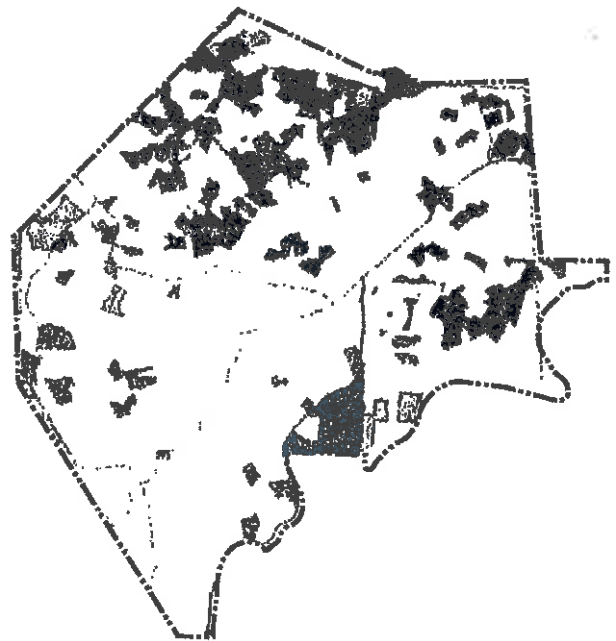
There are three classes of properties. First, a limited number of large estates suitable for elaborate landscaping, tennis courts, swimming pools, stables, etc. Second, numerous estates of ten to thirty acres, adaptable to orange, lemon, avocado, and deciduous fruit culture. Third, numerous restricted residential estates, ranging from one-half acre to seven acres, overlooking the golf course. These are served by paved roads and pressure water, while many have electric and telephone lines in underground conduit."

The Rancho from the initial concept of a 'gentleman farmer' has maintained a rural character.

- Density continues mainly as large semi-rural residential tracts.
- Controlled architectural placement within the landscape as upheld by the RSF Art Jury.
- The RSF Civic Center, the Village Core, continues follow the Spanish Village focus envisioned by Lilian Rice, architect
- Orchards and general agriculture is still a significant component of the landscape.
- Open Space preserves intermingle with residential tracts.



Orchard land use, 2004



Source: County of San Diego Agricultural Map, 2002



Equestrian land use, 2004

Character Defining Features

Circulation

Spaces and features that constitute systems of movement, i.e.: roads, pedestrian paths, horse trails.

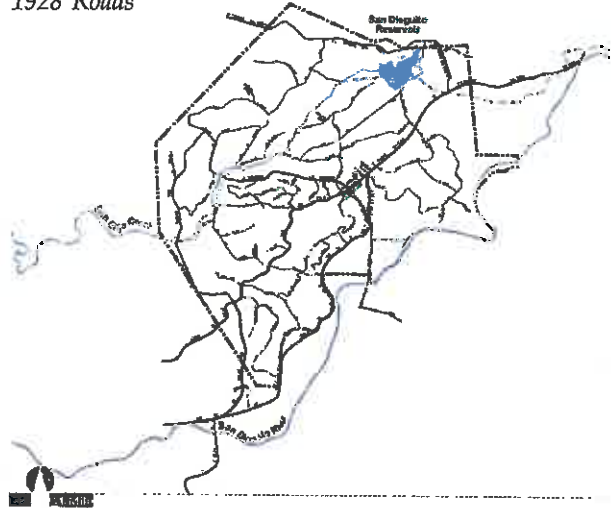
Excerpt from Progress (1928)

"Roads

There are fifty-two miles in the network which serves the various estates in Rancho Santa Fe, and all of the principal roads in this network are included in the present improvement program. This improvement calls for regarding, paving and landscaping on more the forty miles of roads throughout the community. Roads will be paved to a width of twenty feet in most cases—in some areas with oil macadam, in others with concrete. Grouted curbs and gutters will be installed in many cases, and Rancho Santa Fe's unique charm will be further enhanced by the planting of thousands of trees and shrubs along the rights of way."

- Sinnard's notable road patterns are the same as they were in the early 1920's, with only small cul-de-sac like roads added throughout the years accessing newer parcels. The width and alignments have not been changed. The bones of his road system are intact.
- Equestrian and hiking trails, blanket the Rancho and are a continuum of the 1920's.
- As in the beginning there are Rancho roads and County regional roads that continues today. The old historical trails of El Camino Real, Via de la Valle (Osuna Road), Camino del Norte (Olivenhain), and Paseo Delicias (road to Escondido) remain intact.
- A section of the original alignment of El Camino Real that once carried Father Junipero Serra's Alta California Mission campaign, and later the Mormon Battalion, is still extant.

1928 Roads



2004 Roads



Typical Rancho road, 2004

Character Defining Features

Vegetation

Indigenous or introduced plant material, in ornamental or cultural uses.

- Native vegetation and bio-habitat communities are protected in preserves.
- Spanish romantic period plant palette is evidenced throughout the Rancho.
- Eucalyptus species continue to dominate the landscape with generous planting of mission peppers as well.
- Agriculture, orchards, groves and general edible landscapes are a significant element in the residential landscapes.



Mission Pepper trees and citrus orchard, 2004



Eucalyptus forest, 2004



Eucalyptus allee, 2004



Golf Course planting, 2004

Character Defining Features

Views and Vistas

Features that create a range of vision which can be natural or controlled by design.

- Distant views to Pacific Ocean and surrounding mountains are a significant element in the landscape both in the public viewshed and private properties as envisioned in the 1920's.
- Views within Ranch create visual composite scenes of post-card like scenery.
- Signposting became a popular reality in the California landscape, however, RSF resisted the trend. There is no signage or billboards permitted in the rights-of-way on the Rancho.
- RSF maintains a dark-sky policy of Rancho lighting in deference to the effectiveness of Palomar Observatory.



San Dieguito Reservoir, 2004



Pacific Ocean view from Rancho Santa Fe, 2004

Character Defining Features

Objects, Furnishings

- Bridges and railroad era infrastructure, cobble swales, cobble walls, equestrian corral fencing are protected and controlled by the RSF Art Jury.



Corral fence, 2004



Retaining wall, 2004



Original road infrastructure, 2004

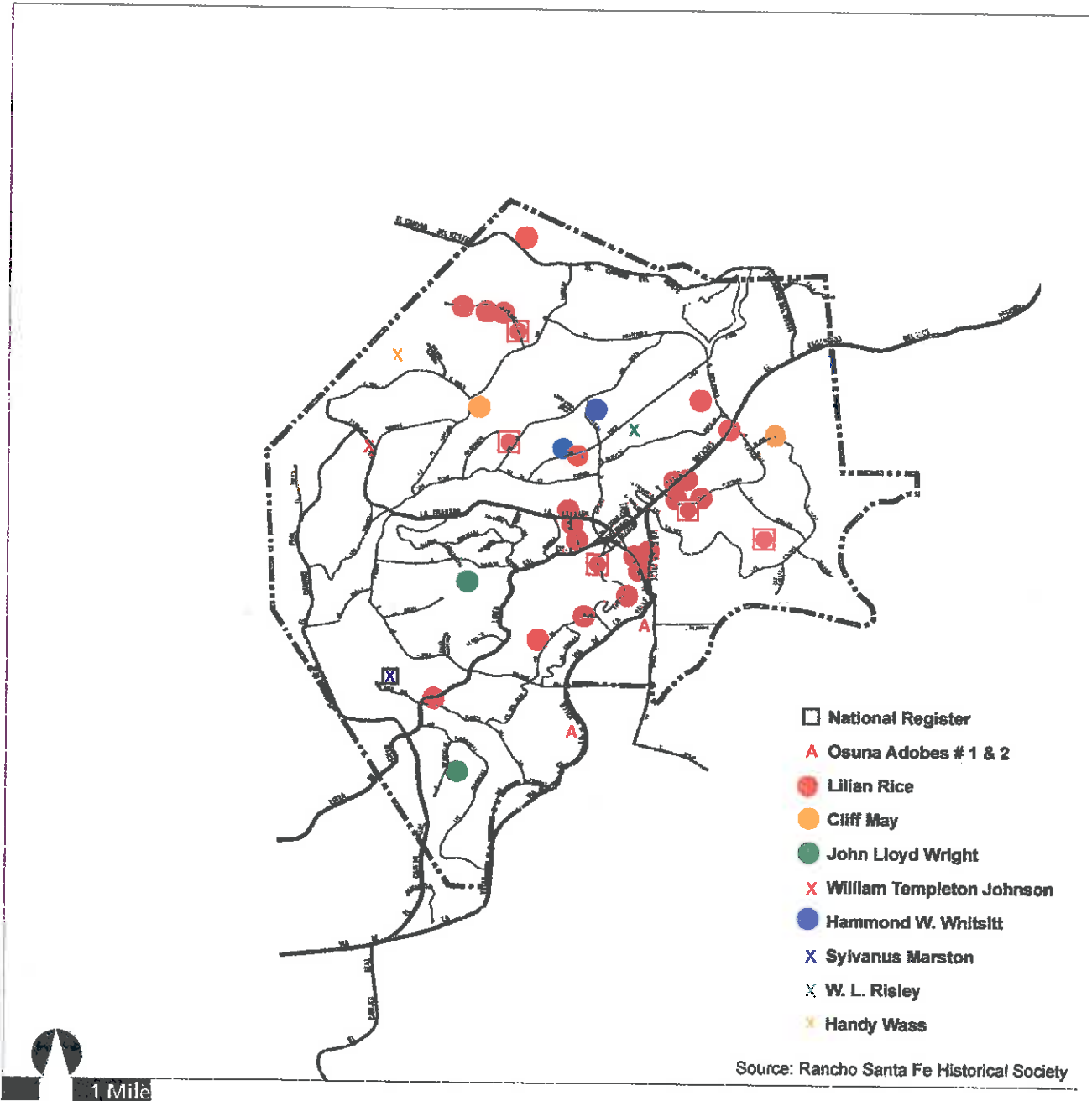


Cobble curb and gutter, ca 1928



Cobble curb and gutter, 2004

Character Defining Features



Historically designated sites in the Covenant, 2004
Other potential historic sites not surveyed.

Rancho Santa Fe • California State Landmark #982 • Cultural Landscape Amendment

Rancho Santa Fe is also a California State Landmark #982 (1989). The RSFA seeks to amend the existing landmark status with the history of the cultural landscape and meets the following criteria:

The Cultural Landscape of Rancho Santa Fe is predominately an Historic Designed Landscape, and an Historic Vernacular Landscape as defined by the National Park Service:

Historic Designed Landscape

A landscape that was consciously designed or laid out by a landscape architect, master gardener, architect, or horticulturist according to design principles, ... working in a recognized style or tradition. Aesthetic values play a significant role in designed landscapes. Examples include parks, campuses, and estates.

Historic Vernacular Landscape

A landscape that evolved through use by the people whose activities or occupancy shaped that landscape. Through social or cultural attitudes of an individual, family or a community, the landscape reflects the physical biological and cultural character of those everyday lives. Function plays a significant role in vernacular landscapes. Examples include rural villages, ... and agricultural landscapes.

The basis for landmark criteria is found in § 5031(a) of the Public Resources Code. All resources must be of statewide historical importance to California. They must demonstrate statewide significance by meeting one of the following three criteria:

- *The property is the first, last, only, or most significance historical property of its type in the region;*

Rancho Santa Fe is a unique, one of a kind, first and only historical property of its type in California as expressed in the concept of a 'gentleman farmer' horticultural-based residential development promulgated by the Santa Fe Railway working through its corporate instrument, the Santa Fe Land Improvement Co., (SFLIC). After a failed Eucalyptus farming experiment, the SFLIC embraced the Osuna/Rancho San Dieguito legacy into their new development scheme, even building on it, furthering their Spanish Village theme. They sought out the best engineers, architects, landscape architects, agronomists and naturalists to effect a utopian community equal to the physical beauty and natural attributes of the site. The SFLIC imposed restrictions on resident investors to curb land speculation and to control the aesthetic and productive build out of the property. The creation of Rancho Santa Fe was a response to regional natural resources, to agricultural interests (in particular citrus), to the automobile, to a rising population in Southern California, and to the Spanish Revival movement of the 1920's. Rancho Santa Fe is truly the town the railroad built.

- *The property is associated with an individual or group having a profound influence on the history of California;*

The Osuna family legacy spans three of the most significant historical periods in California history; the Spanish Colonial era, the Mexican Republic and the mid 19th Century American Period. Later, the Santa Fe Railway brought together a team of unchallenged experts in their respective fields, Walter E. Hodges, Vice President AT&SF; Charles H. Cheney, city planner; L.G. Sinnard, land expert; Richard S. Requa and Lilian J. Rice, architects; Glenn A. Moore, landscape architect; Max Behr, golf course architect; who, together, created a distinct and grounded development protected by a protective covenant that remains to this day.

Primary #

HRI #

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Continuation Sheet

#0

- *The property is a prototype of, or an outstanding example of, a period, style, architectural movement, or construction, or...it is one of the more notable works, or the best surviving work in a region of a pioneer architect, designer, or master builder.*

RSF is an outstanding example of a regionally responsive horticulturally based planned community. The landscape bares testament to the SFLIC pursuit of agricultural 'tonnage', and exotic ornamental horticulture. Southern California's exotic (non-native) horticulture movement was at its peak following the 1915 Panama California Exposition. The surviving canon of work by architect Lilian J. Rice continues to brilliantly convey the early themes promoted by the SFLIC and was aligned with the Spanish Revival movement following the 1915 Panama California Exposition in San Diego.

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Brief interviews with Abel Silvas, descendant of Jose Manual Silvas, and Lundy Moore, son of Glenn A. Moore (July 2004)