

RANCHO SANTA FE PROGRESS

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New Residential Estates Open Surrounding R. S. F. Golf Course

A group of comparatively small residential estates in Block 18, all overlooking the new golf course and many of them commanding impressive panoramas from mountains to ocean, has been opened for selection by the sales department of the Santa Fe Land Improvement Company.

The new subdivision is in line with the company's plan to make the area immediately contiguous to the golf course one of highly restricted residential estates, where people who do not care to have commercial orchards but who want to enjoy the beauty and protective measures of Rancho Santa Fe may work out their ideal home and grounds in this lovely environment.

The Block 18 area has been planned and laid out by Charles H. Cheney, who was principally responsible for the home owners' covenant explained in last month's Progress. Mr. Cheney made a careful study of the topography and natural beauty spots of the area, and has so laid out the estates that each possesses admirable characteristics of view, slope, etc.

Several small community parks have been provided for, and one large park of thirteen acres has been reserved. Winding roads will make every estate easily accessible. The roads will all be graded full width. Bridle trails will skirt some of them and massed plantings along the rights of way will

lend color and interest to the tract.

Engineering work is under the direction of the J. B. Lippincott organization. Pressure water, electricity and telephone lines will be brought to the property. On a part of the area these utilities will all be underground.

Landscaping work will be under the direction of Glenn A. Moore, who has already been responsible for most of the created floral beauty of Rancho Santa Fe.

While these specialists are directing their skill toward the creation of some of the most attractive homesites in Southern California, Max Behr, golf course architect, is expecting to reach the climax of his career on the adjacent fairways and George Washington Smith of Santa Barbara is being relied upon to create in clubhouse designing another bit of brilliance for which his name is famous.



The terrace and entrance to La Morada reflect splendidly the spirit of hospitality that pervades this charming inn

HEAVY TRACTORS SPEED GOLF LINKS

Rapid progress on the Rancho Santa Fe Country Club's new 18-hole all-grass golf course is reported by President Barton Millard and Max Behr, golf course architect.

Because of favorable weather during December and January, and the powerful equipment of the U. L. Voris organization being employed to clear and prepare the fairways, the construction program is, at the present time, considerably ahead of schedule. The gains thus made, however, have been offset somewhat by rain, and more delays may be expected.

Immense 60-horsepower tractors pulling slips and graders capable of moving five cubic yards of earth at a clip, present a very encouraging contrast to the mule team method usually employed on golf courses. This power machinery is also much less expensive. When the rains do come, the Voris equipment costs nothing, while idle, whereas draft animals would have to be maintained while not working.

There was immediate heavy response to the first call for payments on memberships and the officers of the club are enthusiastic over the interest shown by all concerned. A typical reaction of owners is exemplified by the following letter received recently from Mr. S. L. Benedito, manager of the Hotel Schenley in Pittsburgh, Pa.: "Mr. Barton Millard, Pres., Rancho Santa Fe Country Club, Rancho Santa Fe, Calif.

Dear Mr. Millard:

Acknowledging your letter of January 4th.

Some time in December I received

application blanks for owner membership in the Rancho Santa Fe Country Club and a letter from Mr. Richards, and I have been giving this matter consideration ever since.

I do expect to live at Rancho Santa Fe, but it is certain that I shall not be able to take up my residence there for at least five years, and naturally one does not like to join a Country Club, pay initiation and dues for five years without deriving any benefit from it. However, it may have a tendency to increase the market value of the property and certainly the recreational and social features of the club, which will be an essential part of our lives when we do move on the project, will, I am sure, pay me for

having gone in at this time.

I am enclosing herewith the signed application, and if you will be good enough to advise me when the first of the twelve installments of \$50.00 is due, I will send you a check to cover.

Yours very truly,

(Signed) S. L. BENEDITO."

Final plans for the clubhouse have not yet been approved. Some revision in the layout, submitted by George Washington Smith, architect, to Briggs C. Keck, chairman of the house and grounds committee, is being made.

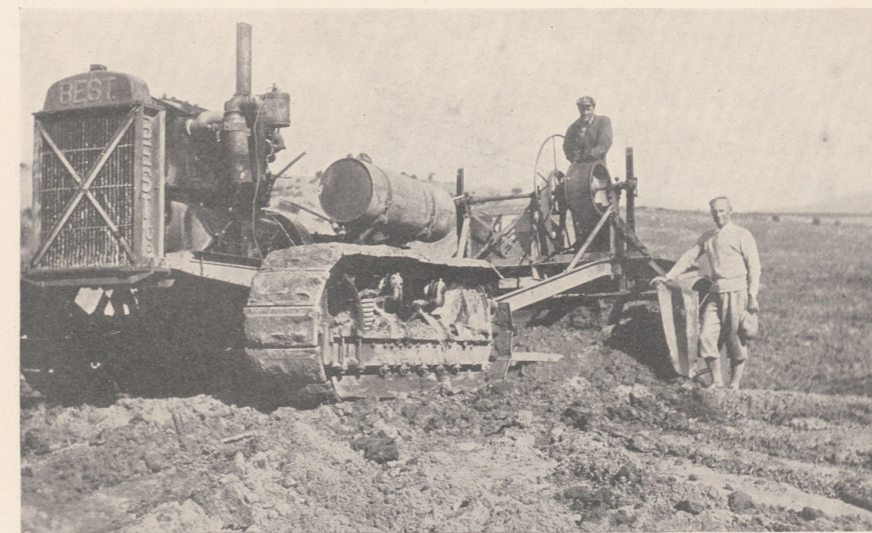
Mrs. Cheyne to Be Married

Of more than usual interest to all who are connected in any way with Rancho Santa Fe is the engagement of Mrs. Florence Cheyne to Mr. Ralph A. Cook of San Diego. Their wedding is planned for the coming spring, and they expect to spend their honeymoon in Hawaii. Mrs. Cheyne has been hostess at La Morada for the last four years, and much of the charm of the place has been due to her personality. In the business world Mr. Cook is vice president of the Municipal Bond Company of Los Angeles.

Dr. Allan Shore and Dr. Ralph Opdyke, both of whom are enthusiastic property owners at Rancho Santa Fe, have each had quite an extensive miscellaneous home orchard planting set out on their respective properties. These plantings include such fruit trees as apricots, peaches, nectarines, plums, cherries, figs, pomegranates, prunes, pears, apples, persimmons, walnuts, pecans, almonds and olives as well as several varieties of grapes and berries.



A charming glimpse of Rancho Santa Fe scenery



Sixty-horse power tractor pulling grader that moves five cubic yards of dirt a trip, makes fashioning of the new golf course easy for Max Behr, architect. Thanks to the Voris organization, golf course work is ahead of schedule

RANCHO SANTA FE PROGRESS

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Mailed to any address upon request. Rancho Santa Fe-ans are urged to send in items of interest. Informal pictures of people engaged in pursuits or pleasures typical of Rancho Santa Fe life are especially wanted. Contributions should reach the manager's office not later than the fifth of the month.

TELEPHONES DUE TO BE CUT IN MARCH 1

Telephones will be in operation for all Rancho Santa Fe subscribers on March 1, according to the latest information. When crews of workmen began building a line to Rancho Santa Fe from Del Mar, it was stated that the new exchange would be cut in on March 15, but this date has now been advanced to the first day of the month.

All Rancho Santa Fe is rejoicing at the prospect of this much needed service. Forty-five subscribers have already ordered telephones installed.

The new Rancho Santa Fe Exchange is called in telephone parlance the U. A. X., or unattended automatic exchange. It is exactly the same type of exchange as used in metropolitan centers, but Rancho Santa Fe is the third instance in the United States where such modern equipment has been established in such a small place. Dial telephones, either desk or wall equipment, exactly the same as used in Pacific Coast cities, are available to subscribers. There will be no operator at Rancho Santa Fe, an ingenious mechanical line finder being able to service all calls except for long distance purposes. The latter may be negotiated by calling the Del Mar operator.

While telephone linemen have been busy during the last three weeks constructing the six-mile system from Del Mar to the Civic Center, another crew of workmen from the Western Electric Company has been building the exchange in one of the interior rooms of the Administration Building. Present facilities of the exchange will suffice until Rancho Santa Fe has 300 subscribers.

Mr. and Mrs. Robert Fairbanks, of Hollywood, entertained a party of friends at La Morada over the weekend of January 28th. Among those with the Fairbanks were Mr. and Mrs. Otto Harback, of New York. Mr. Harback is a composer of note, whose songs, such as "Oh Lady, Be Good" and "No! No! Nanette," have met with universal favor.

COVENANT FILED AND IN OPERATION

The new Rancho Santa Fe home owners covenant, by which owners secure to themselves advantages of the most advanced type of community planning and protect their property against the encroachment of undesirable influences, has now become a fact.

The document created especially for Rancho Santa Fe by Charles H. Cheney, prominent consultant on city planning, was filed with the recorder of San Diego County on February 8, after being made legal and valid by the signatures of six property owners.

The first property owners to sign were: Briggs C. Keck, Ranald McDonald, Barton Millard, Lillian J. Rice, D. M. Richards, and S. R. Nelson for the Santa Fe Land Improvement Company. Altogether they brought in 2524 acres, all future improvement of which will be in accordance with the protective restrictions embodied in the covenant.

The general provisions of the covenant applying to all parts of Rancho Santa Fe, and the specific provisions applying to each owner's section will be mailed to owners immediately so that their signatures may be added to those already recorded with the proper San Diego County officials.

Already the Rancho Santa Fe covenant is causing much favorable comment among city officials and planning commissions throughout California. While similar covenants have been



Mary Pickford, Douglas Fairbanks and Lillian Gish snapped on a recent visit to Rancho Santa Fe.

provided in the past for such communities as Montecito, Palos Verdes Estates, etc., Rancho Santa Fe is by far the largest community in point of acreage yet to adopt this forward thinking type of town government and protective restriction.

Mr. and Mrs. Herbert Lapham spent a few days at Rancho Santa Fe last month. Mr. Lapham is land agent for the Santa Fe Land Improvement Company and is naturally very much interested in the growth and development of Rancho Santa Fe.



This is the way the old Osuna house looked before A. H. Barlow took it in hand. Notice adobe walls, 3 feet thick. Now see the reconstructed home on next page.



Tile from Pala Mission manufactured by hand a century ago helped to lend charm to this historical place. Clever treatment made the well in the foreground an interesting detail of the place

Building Permits Reach Total of \$60,000 in Month of January

January started off a year of building at Rancho Santa Fe with permits of \$60,000. A study of present and prospective plans in the hands of Miss Lillian J. Rice, supervisor of architectural design at Rancho Santa Fe, indicates a continuance of activity.

One of the finest residences at Rancho Santa Fe is the C. F. Pease home, which is expected to be finished by March 1. Mr. Pease has had the advantage of two or three years of landscaping and already the place appears from a distance to have been established for a long time.

Approaching the home by a winding road that skirts a tiny lake ingeniously

created in a small barranca below the house, the visitor drives under an archway and finds the entrance just off an arcaded loggia that extends nearly the full length of the lower floor.

The principal rooms are on a higher floor which is reached from the entrance by a wide stairway. Just off the hall at the top of these stairs is a magnificent living room 23 by 38 feet in size with antiqued beam ceiling and fireplace. At one end of the living room is a small stairway which leads up to an outside roof garden. At the other end is a great plate glass

window overlooking the San Dieguito river.

From the far side of the living room one steps out into a delightful patio with a fireplace at one end and a portico running around three sides. Connected with the structure of the house beyond the patio are open stalls for cars. This garage at the rear is also reached by the main driveway. Beyond the garage is a hothouse for horticultural experiments.

Three large master bedrooms, a cozy dining room, kitchen and servants' quarters complete the living quarters of the home. On the lower floor is Mr. Pease's office, in the rear of which is an immense basement. Two solar water heating plants are cleverly built into the roof. Auxiliary electric heaters are ready to function when the sun fails to shine.

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A striking view of the arched corridor of the Administration Building

MRS. SPRAGUE DIES

Mrs. A. R. Sprague, wife of Rancho Santa Fe's official horticulturist, passed away on the afternoon of January 21st. She was 76 years old.

Active up to the time of her death in P. T. A. work and social activities, Mrs. Sprague had many, many friends at Rancho Santa Fe. She was a sort of "mother" to scores of younger people of the community, and her fine character made her loved by all.

Dr. and Mrs. Sprague were married in Racine, Wis., fifty years ago. In fact, it was on the day after last Christmas that they celebrated their golden wedding anniversary. In early

life, both were college professors. For the last five years they have lived at Rancho Santa Fe, where both have contributed very largely to the pleasant life of the community.

Funeral services for Mrs. Sprague were held at the parlors of Bradley and Woolman in San Diego on Tuesday, January 24. Dr. Sprague and a son and daughter survive.

Historians Visit R. S. F.

The San Diego Society of Natural History, located at Balboa Park, San Diego, made a tour of inspection of Rancho Santa Fe on Saturday, Jan-

INTEREST SHOWN IN LANDSCAPING

Extensive landscaping work continues at Rancho Santa Fe. Many estate owners have authorized plantings lately, and plans for the new subdivision in Block 18, facing on the golf course, are now being formulated. Quite extensive ornamental plantings are contemplated for this area. This and other work is being carried out under the direction of Mr. Glenn A. Moore, landscape architect.

Landscape work has just been completed on Mr. D. M. Richard's property on Linea del Cielo. This property was recently acquired by Mr. Richards. It contains a splendid growth of eucalyptus and native California shrubbery, and has a wonderful building site.

Mr. Laurence Macomber, who never seems to tire of acquiring new property in Rancho Santa Fe and developing it along lines of scenic beauty, has recently acquired a new piece of property along Linea del Cielo and has made extensive plantings of trees and shrubbery which will, when in bloom, be extremely colorful.

Anticipating future activity at Rancho Santa Fe, Mr. Glenn A. Moore, landscape architect, has acquired four lots in Block G of the Civic Center, where he plans to establish permanent offices and space for display.

Miss Frances L. Parsons and Mrs. H. R. Iles, who own an attractive property on Los Planideras, are landscaping their place and are developing the natural beauty of their eucalyptus growth.

Mr. C. A. Dunham, of Glencoe, Illinois, who is spending the winter in Southern California, has ordered considerable additional landscaping on his residential properties. Mr. Dunham owns some ninety acres of heavily wooded residential property in Block 33, with a number of very charming building sites with ocean vistas.

uary the 28th. The society makes this trip once a year, and this year some 125 members of the organization attended. The party was shown around the Ranch by Dr. Sprague, taking in all points of interest and making a special stop at the old Osuna Hacienda, which was of particular interest to the group because of its historical associations. About fifty of the party had luncheon at La Morada.

BUILDING PERMITS TOTAL \$60,000 IN JANUARY

(Continued from Page 5)

Another fine home rapidly going up is that of Mrs. Belle Claggett. It is located below the Civic Center toward the San Dieguito River. In a little canyon at the rear of the home, Mrs. Claggett plans to have stables for her horses, of which she owns a very fine string.

The house will be a long, rambling type, only a part of which will be two stories in height. It will be white stucco of uneven texture and the red tile roof will be laid at random. The lot slopes gently, affording an opportunity to have five different floor levels in the home. Features of the home will be heavily adzed ceiling timbers in the living room, hand-carved lintels over the windows and special treatment of arches, niches, etc. The patio opens to the west to get

the afternoon sun, and a path will lead down the hill to the stables.

Another home just completed is that of Charles Cushman, located near the Shaffer estate. A notable feature of this home is the second story living room, which is reached by a very attractive tiled stairway. Off one end of the living room is a roof garden. One master bedroom and bath is found on this upper floor; two other bedrooms are found on the ground floor, where also is found the dining room, kitchen, maid's quarters and garage. Steel casements and plate glass windows are other features. Mr. and Mrs. J. H. Ladd will occupy the Cushman residence immediately upon completion, Mr. Cushman still being occupied with his university work.

The new home of F. W. Joers, so nicely situated among the eucalyptus trees near the Civic Center, is now nearly completed. The entrance of this home has been worked out in a

very effective way. One enters through an arcade and may then go directly through the main door of the home or pass into the patio at the side of the house. The living rooms of the home are being effectively done in Spanish style. The service quarters are connected with the garage.

The E. D. Williams home, now nearing completion, is remarked upon as a splendid example of how a simple, small home can be made beautiful through correct planning and design. Though there are only five rooms besides a breakfast room, charming effects have been created both inside and out.

Miss Rice has received preliminary sketches for the Millar home and pronounces them lovely. Excavation work has begun on the Hamilton Carpenter home, details of which will be given later.



A glimpse of green clad hills along the San Dieguito river. Unfortunately the camera fails to register the color that makes this scene alluring

ORCHARD PLANTING PLANNED IN 1928

The U. L. Voris Organization has been doing some additional development work for Mr. John E. Heston, of Long Beach, California, this month. This is the third development ordered by Mr. Heston on his property, and represents the building of approximately one-third of a mile of private driveway leading from La Bajada to his building site on Lot 7, Block 9 and the preparation for planting an additional eight acres of ground. This will give Mr. Heston approximately 32 acres to be planted this spring. In connection with this work, the organization is building a small dam in one of the ravines on Mr. Heston's property, to impound water for a small lake, which Mr. Heston expects to cement in and make into an attractive swimming pool when he builds his new home.

Mr. and Mrs. Heston visited Rancho Santa Fe during the latter part of January and were very enthusiastic over the development of their place and the progress on the Rancho as a whole. They stated that they were shaping their plans to build their residence here in the fall of 1928, if possible.

Mr. Hamilton Carpenter, who has a fine property in Lot 4, Black 27, and who is now starting an attractive residence, has ordered a home orchard planting of deciduous trees, in addition to the lemon and Valencia plantings which will be put in next spring.

Mr. E. R. Mullen is planting five acres of Valencia oranges this spring. Mr. Mullen had his land prepared last fall and has allowed it to stand, in readiness for the spring planting season.

Miss Grace Hopson has ordered three acres of planting on her property in Lot 8, Block 29. The ground has been cleared and leveled during the past month. Miss Hopson has some very attractive holly and other native California shrubbery on her building site, which will add materially to the scenic beauty of her future home.

Mr. and Mrs. Warren C. Fletcher, of Santa Ana, California, recently spent the week-end with Mr. and Mrs. Glenn A. Moore. Mr. Fletcher is a former classmate of Mr. Moore's.

Mr. and Mrs. Douglas Fairbanks and Miss Lillian Gish motored down to Rancho Santa Fe from Palm Springs, California, on Sunday, January the 22nd. The party stopped at La Morada overnight, and next morning made an extensive inspection of the Fairbanks estate. The party was unanimous in expressing their approval of the very considerable de-

velopment which has been accomplished on this property and were especially pleased with the appearance of the extensive Valencia orange plantings.

Mr. and Mrs. H. L. Whitehead, of Monrovia, California, stopped at La Morada recently while making a visit to Rancho Santa Fe to inspect their attractive property in Lot 2, Block 20.



There is a definite feeling of power and ampleness in this early photograph of Hodges Dam, source of Rancho Santa Fe water

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