

RANCHO SANTA FE PROGRESS

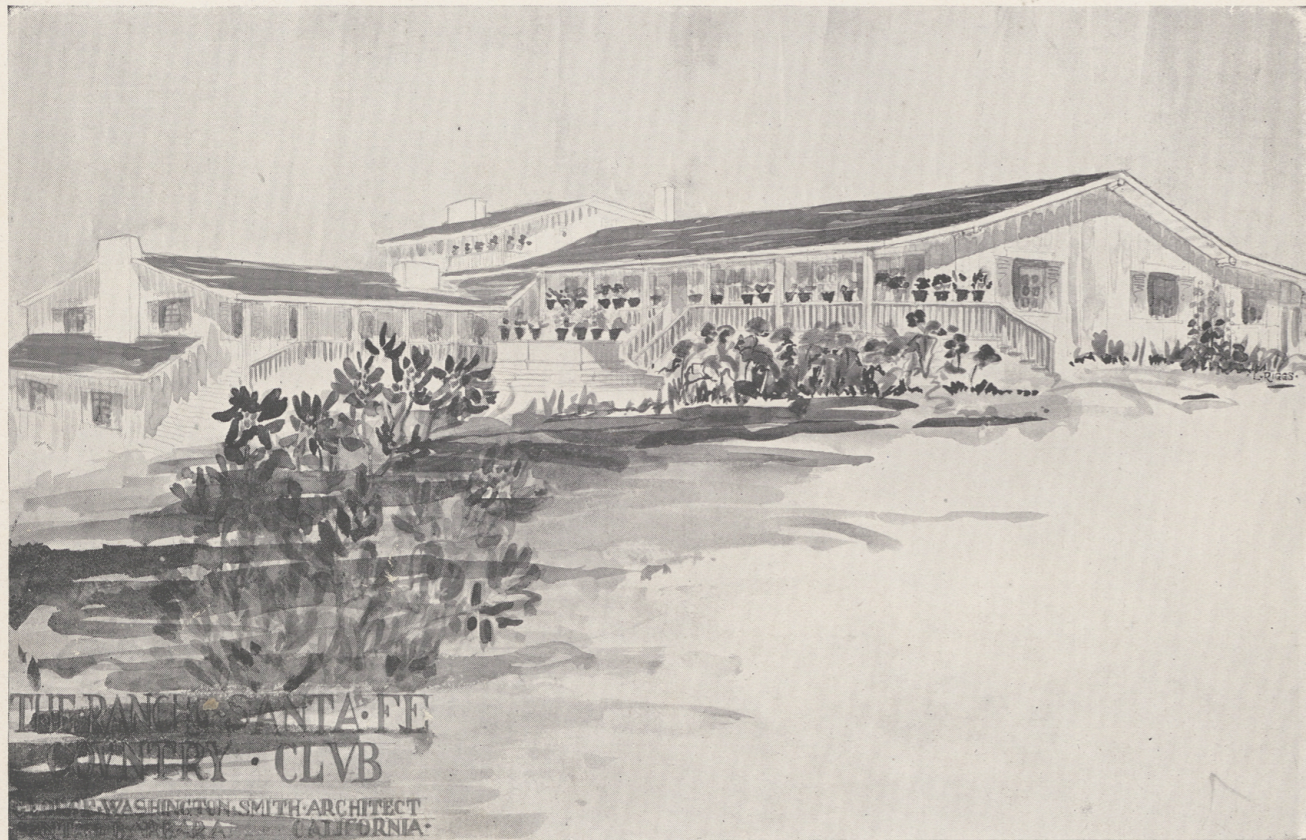
VOL. 1

NO. 9



MARCH 1928

Architect's Sketch of Proposed Golf Clubhouse



The design of the building will be "L" shaped and of early California type of architecture. The construction, a combination of stucco and light frame, whitewashed and carrying a shake roof, will be reminiscent of that type of building so frequently encountered among the early houses built at Monterey and elsewhere in Southern California.

In these, though essentially Spanish in feeling, is reflected a New England Colonial influence introduced by those early settlers from the New England states who, in building their adobe houses, incorporated in them many Colonial features.

In design, simplicity is the keynote, and every effort will be made to pre-

serve this simplicity and a country atmosphere in the interior furnishings and finish as well. And much care will be exercised in utilizing the natural shrubbery such as holly, sumac and dwarf oak, which already provide the site with a very beautiful nucleus for landscape treatment.

The open terrace, or patio, protected on two sides by the building, will be featured by a centrally located rustic well or fountain and paved with tile or brick laid loose in sand. Overlooking, as it does, the golf course, the village beyond and rugged mountains, this terrace, fitted with painted out-door furniture and gay colored sun umbrellas will provide a most picturesque and pleasant lounging place and add a distinctive feature to the club life.

Mrs. Belle Claggett is now spending most of her time at Rancho Santa Fe, supervising the construction of her charming new residence on Via de Santa Fe. This home is very attractively located, overlooking the Claggett orchard, the San Dieguito Valley and

the hills beyond. Mrs. Claggett plans to have stables for her horses in the small valley which runs along the rear of her property. She is the first of a number of people interested in this sport to bring horses to Rancho Santa Fe, and it is anticipated that several will follow her lead.

ART JURY APPROVES BLOCK 26 ESTATES

The newly created art jury of Rancho Santa Fe, composed of Briggs C. Keck, Miss Lillian J. Rice and S. R. Nelson functioned last week in its new role when plans were being perfected for the laying of a new series of golf course estates in Block 26, overlooking the golf course.

This property is destined, because of its attractive character, to become the setting for many wonderful homes. The subdivision of the land into estates has been entrusted to Charles H. Cheney, of Palos Verdes Estates, who has been working out his plan in conference with the art jury and Kenneth Volk, of the J. B. Lippincott engineering organization.

In going carefully over the ground, the conferees were amazed at the wealth of shrubbery and California wild flowers. The opportunity for unique home-building and landscaping is unusual at Rancho Santa Fe.

PRINT COVENANT IN BOOKLET FORM

Following the recording last month of the Rancho Santa Fe Protective Covenant with San Diego county officials, the now famous document that provides for the protection, restrictive measures and community government is ready for the study of additional owners who wish to secure its advantages for themselves and property.

The complete document, along with the articles of incorporation and by-laws of the Rancho Santa Fe association, has been published in an attractive volume, carefully indexed and embellished with necessary explanations. As rapidly as the necessary forms can be prepared for the various property owners to sign, they will be mailed out by the Santa Fe Land Improvement Co.

The Rancho Santa Fe Protective Covenant is probably the most comprehensive document of the kind ever adopted by any community. It covers every phase of community development and government, providing safeguards against the invasion of undesirable influences of all kinds. It strikes a fine balance between the general and the specific, affording protection in a general way and yet enabling each property owner wide latitude in those details where his own judgment or fancy should prevail. Particular emphasis has been placed on architectural control, retention of native flora and artistic development of parks and highways.

No small amount of commendation is due to the members of the property owners committee—Briggs C. Keck, Ranald Macdonald, Barton Millard, Miss Lillian J. Rice and S. R. Nelson for their untiring efforts in devising a covenant that would fit all conditions and meet all requirements of Rancho Santa Fe life. Each has devoted a very considerable amount of time to conferences and discussions with Charles H. Cheney, noted consultant on city planning, to whom was given the task of drawing up the document.

Already Rancho Santa Fe is being talked about in many quarters for its advanced type of restrictions. The general problem of community planning and control is receiving more and more attention every year and students of the subject predict that within a few years new communities will be obliged to have real, and not so-called, restrictions of a comprehensive character, if they expect to find a place in the sun. Rancho Santa Fe seems destined to be used as a model in this respect.

Visitors From Everywhere

More guests registered at La Morada during February than during any month in the history of the hotel, according to the records of Mrs. Florence Cheyne, hostess. There has been an unusual growth in luncheon business, several parties of two or more stopping nearly every day.

The following names, taken from the hotel register, indicate the wide geographical range from which visitors to Rancho Santa Fe come. George Washington, Glencoe, Ill.; Mr. and Mrs. Frank Donaldson, Minneapolis; Mrs. Horace Crowe, Urbana, Ohio; Mr. and Mrs. Milton L. Maack, Beverly Hills; Mrs. J. R. Morgan, Winnipeg, Canada; Mr. and Mrs. Paul Nevin, New York; Mr. and Mrs. R. J. Diven, Mr. and Mrs. Geo. M. Bidwell, Wran-

gell, Alaska; Mr. and Mrs. E. L. Jamison, Toledo; Mr. and Mrs. C. W. Wheeler, Peoria, Ill.; D. L. Fairchild, Willmar, Minn.; E. B. Yoakum, Los Angeles; Mr. and Mrs. Chas. P. Plumb, San Marino; David Cary Smith, Seattle; Frederick W. Stevens, East Orange, N. J.; Chas. W. Leland, La Jolla; Mr. and Mrs. Edward A. Bond, Albany, N. Y.; Dr. Adelain Woodard, Fatchgach, India; Mr. and Mrs. David Ross, Kalispell, Mont.; Mrs. Ralph Penn, Des Moines; Mrs. Maud Mullin, Indianapolis; Mrs. J. Mulligan, Vancouver; Mrs. C. A. Woodruff, New York City; Mr. and Mrs. G. P. Gardner, Boston; Mr. and Mrs. Herbert Lapham, Los Angeles; Mr. and Mrs. Jack Cunningham, Los Angeles.



This may truly be said to be the height of commercialism at Rancho Santa Fe. Any sign or structure that smacks of the bizarre would be prevented by the new art jury.



The Pauline Neff Coffyn residence on its eminence along the Skyline Road. The views from its windows encompass a vast domain of natural beauty.

Spring at Rancho Santa Fe

By RUTH R. NELSON

Each year Spring signals her approach at Rancho Santa Fe by the flowering of the ceanothus. Quite suddenly, along beside our many winding roadways, these very beautiful wild shrubs burst into masses of snowy blossoms which last for weeks, and give the graceful ceanothus with its shiny evergreen foliage a permanent place in our landscaping plans.

Then very soon there is added a color note more gay. The scarlet bush mimulus begins to blossom, crowded in many places by tall, thick clumps of fragrant nightshade. And where, except in Nature's setting of hills, mountains and sky, would such a combination of scarlet and blue-purple be so beautiful?

The first meadow plant to blossom is the dainty shooting-star, beloved by all the children as a nosegay for teacher. Wild radish and mustard spring up everywhere and grow as only such things do. Flaunting vines of trailing wild sweetpeas begin to hide the especial little scrub oak that each has chosen for its buddy. Seldom do the sweetpeas lend their beauty to any except these small prickly oak bushes.

There are over forty well-known wild flowers which blossom yearly at Rancho Santa Fe, and many others too inconspicuous to attract attention. In several places on the ranch we have had great colonies of blue brodiaea, growing so thick and tall that they look like a lavender rug thrown over the sloping meadows. Sometimes the dainty yellow brodiaea grows amongst the blue ones, and in other fields the bolder stalks of golden stars have crowded in upon the sticky clay banks which all these lilies seem to love. If the Indians who used to tend the flocks and herds of the Osunas, first owners of these hills as a land grant from their Spanish sovereign, could find themselves amongst our acres of "grassnuts", what a feast they could have!

Several varieties of wild onions, and the blue-eyed grass iris blossom here and there. California poppies and cream-cups brighten many plowed spaces. One spring there was a startlingly beautiful growth in one orchard of the graceful little orange wind poppy—so dainty and yet so brilliant. Upon two widely separated hillsides of the

ranch yellow violets blossom amongst ferns and sagebrush. Another high spot is beautiful each year with tall blue pentstemon. These plants are being carefully preserved by the owners of this piece of land.

Acres of tangled thistle-sage, mellow wild orange, wild buckwheat and bush sun-flowers have long since disappeared to be replaced by citrus or avocado orchards. But there are still numberless "wild places" where manzanita, rhus, scrub-oak, sumac, yucca, wild tobacco, wild gooseberry, wild cherry and ceanothus are growing undisturbed; while elder, willows, cat-tails and morning-star are growing in the damp places. There are also many tree-sized clumps of toyon upon the ranch. These were at their best again this year, still loaded with their scarlet berries at Christmas time.

There are two varieties of yucca at Rancho Santa Fe; the broad leafed dagger plant which has a low-set blossom, beautiful but very inconspicuous compared with the gloriously tall stalks of the finer leafed variety. On our "High Line" road, just west of La Morada, there is a splendid group of these yuccas which seem to blossom every year, their stately beauty fitting naturally into our carefully studied Spanish plans.

One of our unusual shrubs is the

LEMON YIELD SHOWS SATISFACTORY GAIN MARKETING EXPERTS AT RANCHO SANTA FE

wild orange which, like our cultivated citrus plants, blossoms and bears fruit at the same time. It is usually rather a small bush, has very fine leaves and small white flowers. The berries are tiny but show a pitted skin like their better relatives. There is a strongly pungent odor to this plant, and very unpleasant.

What have we left unmentioned? Lupines, of course, grow here and there, dainty western wall-flowers, larkspurs, live-forevers, silver-tip daisies, lavender daisies, a few sea-dahlias near the ranch border and even the hard-to-find mission bell lilies, all grow at Rancho Santa Fe. These last were discovered in a rocky nook of the Douglas Fairbanks ranch.

Finally in the season's blossom procession follow the lilac, then the yellow mariposas and our beautiful mint bush, romero. Last year this low fragrant bush with its odd, stamen-filled, blue-velvet flowers blossomed far into the summer. Near the upper

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Lemon production at Rancho Santa Fe is showing very marked gains and statistics show that over a thousand boxes of lemons were shipped during the months of January and February, from orchards ranging from three to four years old, some of which are now producing quite heavily and are showing a very remarkable growth. One orchard in particular produced one hundred and thirty-five boxes of lemons during the months of January and February from slightly over four acres of lemon trees which were planted three years ago this March, and gives promise of greater production to come.

Mrs. Earl McKee entertained at a very charming bridge luncheon on Monday, March 5th. There were two tables of bridge. Decorations were carried out most attractively in St. Patrick's Day colors.

Mr. L. D. Palmer, general manager of the Orange County Fruit Exchange, and Mr. Barney Crawford, manager of the Tustin Hills Orange and Lemon Association, spent the last week end visiting with Mr. and Mrs. J. W. Marshall, at Rancho Santa Fe. This being their first visit to the Rancho, they were both very liberal in expressions of surprise and delight to find the orchards looking so well and predicted a great future for the production of fruit at Rancho Santa Fe.

Mr. Palmer, who is considered the highest authority in the marketing of citrus fruits in Southern California, has promised another visit soon, at which time it is hoped to have him give the members of the Rancho Santa Fe Fruit Association a talk on the methods employed by the Orange County Fruit Exchange in keeping up their high standards of quality in fruit and in successful marketing.



In spite of the fact that only eight inches of rain have fallen this year, water is pouring over Hodges dam in lively fashion



Lundy Moore, discussing landscaping matters with his next-door neighbor, Manager S. R. Nelson

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Published Monthly at Rancho Santa Fe
by the Santa Fe Land Improvement Co.

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.

Mr. E. D. Williams, manager of the Rancho Santa Fe Supply Depot, has been adding to his supply of electrical fixtures and equipment and is now in a position to supply a very complete line of electrical fixtures, including electric refrigeration plants and electric washing and ironing machines. In keeping with the expanding development at Rancho Santa Fe and the variety of different homes which are going up, Mr. Williams has added to his line of building materials several new and interesting varieties of patio tile and also some very attractive and unusual colors in roofing tile.

Miss Frances L. Parsons and Mrs. Harriet R. Iles have leased the Studio Shop in the Ketchum Building and will open a tea-room soon.

Rancho Santa Fe's Water Supply

BY O. W. BOETTIGER

The Santa Fe Irrigation District obtains its water from the run-off of the San Dieguito River watershed impounded by the Hodges Dam located about four miles northeast of the District. Hodges dam, completed in January, 1919, was constructed by the Atchison, Topeka & Santa Fe Railway Company and later acquired by the San Dieguito Mutual Water Company of which the Santa Fe Land Improvement Company was the largest stockholder. The San Dieguito Mutual Water Company also constructed a small dam at Rancho Santa Fe creating the San Dieguito reservoir, together with a reinforced concrete conduit connecting with the Lake Hodges reservoir. In 1924 the entire system was sold to the San Dieguito Water Company which in November, 1925 sold the entire system under a lease contract to the City of San Diego. The City of San Diego has since that time been operating the system and has delivered water to the Santa Fe Irrigation District under contract through four outlets, one located at a point on the Hodges conduit and three located at the San Dieguito dam.

Before proceeding with a general outline of the various contracts entered into by the District covering delivery of water, I think it might be well to define briefly the various terms used in connection with water supply and the distribution of water, expressions which are new to many people, especially newcomers in California and others not familiar with water usage as it exists in Southern California today.

The term "water duty" expresses the relation between the area of land served and the quantity of water used, and must be distinguished from water requirement. Water duty merely represents the volume of water which is used according to the available water supply and the judgment and skill of the irrigator. Where water is cheap and abundant, the water duty will often exceed the water requirement, and where water is not so abundant and therefore valuable, which is the case in Southern California, the water duty will approach the correct water requirement.

The term "acre foot" is used to express large volumes of water and is the unit commonly used to state the



A belated picture of Mr. T. L. Carothers and one of his thriving grapefruit trees. A fair yield has already been picked and half a crop still remains.

volume of water in storage reservoirs and in stating the water duty or the volume of water applied to the land. It represents a volume of water equivalent to a depth of water of one foot on an area of one acre and is equal to 43,560 cubic feet.

After careful investigations made by competent engineers prior to the formation of the District, the average water duty in the District was estimated at one acre foot per acre per annum on arable land and one-fourth acre foot per acre per annum on non-arable land. With a present area of 9,258 acres, of which it is considered 6,367 acres may be classified as arable, and making allowances for areas taken up by roads, buildings, fences and land not irrigated in any one year, the net water duty at the present time for the entire District is estimated to be 6,272 acre feet.

The Santa Fe Irrigation District has three contracts covering its water supply which may be referred to as, (1) the Main Contract, (2) the Guaranty Contract, and (3) the Option Contract. The Main Contract is between the District and the San Dieguito Water Company and was in November, 1925 assigned by the Water Company to the City of San Diego. This contract provides, under certain conditions, for the delivery to the District of 6,576 acre feet of water per year from Lake Hodges, and provides for minimum payments by the District for water over a period of six years as follows:

Year ending November 1, 1926	1879 acre feet	\$24,552.91
Year ending November 1, 1927	2818 acre feet	36,829.36
Year ending November 1, 1928	3758 acre feet	49,105.81
Year ending November 1, 1929	4697 acre feet	61,382.26
Year ending November 1, 1930	5636 acre feet	73,658.72
Year ending November 1, 1931	6576 acre feet	85,935.17

The terms of the contract are perpetual and the minimum payment to be made by the District for water for each year after 1931 is \$85,935.17. In drawing up the contract it was anticipated that development of the irrigable acreage in the District would be completed by the year 1931.

The Lake Hodges reservoir at the present time has a net safe yield in excess of 10,500 acre feet per year according to data obtained over a long period of years. With the construction of a new dam or dams at sites up stream from Lake Hodges, the drainage area tributary to Hodges Dam will be reduced to 253 square miles and the net safe yield of Lake Hodges reservoir will be reduced to 10,500 acre feet. Present commitments from Lake Hodges include 6,576 acre feet per year

to the Santa Fe Irrigation District, 3,200 acre feet per year to the San Dieguito Irrigation District and 724 acre feet per year to the town of Del Mar or a total of 10,500 acre feet per year, and also 3,000,000 gallons daily, or 3,360 acre feet per year, to the City of San Diego. The main contract, above referred to, provides that with the completion of other works up stream from Lake Hodges, the right of the City of San Diego to any water from Lake Hodges shall cease, unless the net safe yield of Lake Hodges reservoir be increased by raising the dam or by other means. Thus, the Santa Fe Irrigation District is assured of a full supply of 6,576 acre feet of water per year except during periods of continued drought.

The main contract provides that during periods of continued drought the District's water supply may be reduced

in the proportion that 6,576 acre feet bears to 10,500 acre feet, or about six-tenths of the available supply. To safeguard against any possible water shortage the District entered into a contract with the San Diego County Water Company, owners of Lake Henshaw, which contract is above referred to as the "Guaranty Contract," and by which contract the District is guaranteed a 75% supply of water during periods of continued drought. In this contract the San Diego County Water Company agrees to divert from Lake Henshaw into Lake Hodges sufficient water for the use of the Santa Fe Irrigation District to make up any deficiency below a 75% supply. The Guaranty Contract expires with the completion of new works up stream from Lake Hodges, following which

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Looking toward the Fairbanks estate from La Morada, one of the loveliest views at Rancho Santa Fe. Mrs. Cheyne, La Morada's gracious hostess, in the foreground.

Fitting the Home to the Homesite



Model of the E. C. Cord residence, plans for which have just been completed by Miss Lilian J. Rice. There are many distinctive features, all inspired by a careful study of the opportunities presented by the magnificent site on Los Morros Road.

One of the most attractive residences yet designed for Rancho Santa Fe is the one planned for Mr. and Mrs. E. C. Cord, for their magnificent property on Los Morros Road. Plans have just been completed by Miss Lilian J. Rice and a clay model which she has devised is causing no end of favorable comment among visitors to her office.

Many unique and interesting details are revealed in a study of the plans. The house has been designed to take full advantage of the picturesque character of the site and with adequate

landscaping treatment will undoubtedly make the Cord property one of the outstanding estates at Rancho Santa Fe.

Driving up the slope from Los Morros Road by automobile, guests find a parking space just below a large patio outlined by low walls. Ascending to the patio by a few tiled steps, the entrance is found at the middle of a long, low portal that extends along one side of the main part of the house.

The living room is large and informal, with high ceilings and an irregular shaped alcove at one end. On one

side is an immense fireplace. From the windows on the other side of the living room one looks through a rustic pergola across beautiful Olivenhain valley to the ocean. At the other end of the living room, an open stairway leads upstairs to two of the master bedrooms, and at the same point another stairway leads down to two more master bedrooms. Off the bedrooms on the second floor is an attractive balcony, affording sweeping panoramas of miles and miles of lovely landscapes. This balcony also over-

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The Cord home as it will appear from the Olivenhain Valley side. Notice how cleverly the service court is cut off from the main terrace by high walls. Imagine the view Mr. and Mrs. Cord will have from this many-angled home,

NEW PHONE EXCHANGE IN OPERATION

Rancho Santa Fe's new telephone exchange was cut into service on February 29, marking a very significant step in the progress of the community.

Forty-six telephones were put into operation and five more will have been installed by the time this publication issues from the presses.

There are ninety-five per cent as many telephones as there are homes at Rancho Santa Fe. Since the usual ratio is one telephone to two homes, according to the experience of the Bell system, this seems to be a world's record. At any rate, it serves to indicate the high character and progressiveness of Rancho Santa Fe residents.

To correct several errors in the directory card hitherto published for Rancho Santa Fe subscribers and to bring the list down to date, Rancho Santa Fe Progress publishes below a complete list of the telephones on the Rancho Santa Fe exchange:

Allen, Mary B.....	2551
Badger, R. E.....	2881
Bechberger, W. A.....	2041
Boettiger, W. O.....	2311
Bristol, C. H.....	2491
Carothers, T. L.....	2431

Christiancy, G. A. C.....	2951
Claggett, R. B.....	2581
Cushman, John B.....	2061
Elliott & McKenna.....	2321
Ellis, C. E.....	2921
Fairbanks, Douglas.....	2471
Keep, D. C.....	2501
Ketchum, Harold E.....	2181
Ladd, J. H.....	2831
Le Huray, Bowly.....	2811
Macdonald, Ranald.....	2761
Marshall, J. W.....	2261
Marshall, J. W., Res.....	2071
McKenna, R., Res.....	2241
McKittrick, J. F.....	2011
Millard, Barton.....	2021
Moore, Glenn A.....	2941
Moore, Glenn A., Res.....	2191
Morgan, R. E.....	2851
Morgan, R. E., Res.....	2281
Neff, Pauline L.....	2701
Nelson, S. R., Res.....	2671
Parker, H. J.....	2271
Pease, C. F.....	2161
Porter, Harry L.....	2111
Rancho Santa Fe Garage.....	2371
Rancho Santa Fe Sup. Depot.....	2081
Rice, Lilian J.....	2421
Richards, D. M.....	2741
Santa Fe Irrigation District	
General Office.....	2651

Boettiger, W. O.....	2311
Reed, W. E.....	2211
Santa Fe Land Improvement Co.	
General Office.....	2721
La Morada Hotel.....	2531
Managers' Office.....	2611
Shaffer, C. A.....	2411
Sprague, A. R.....	2861
Spurr, Chas. E.....	2371
Smillie, James C.....	2511
Terwilliger, Claude.....	2221
Voris, U. L., Office.....	2261
Voris, U. L., Shop.....	2141
Voris, U. L., Res.....	2351
White, Edward S.....	2621
Williams, E. D., Res.....	2081

Mrs. W. A. Bechberger was hostess at a very attractive shower for Mrs. Florence Cheyne, whose engagement to Mr. Ralph A. Cook of San Diego, was recently announced, on Wednesday, February 29th. A comparatively small group was present, made up of Mrs. Cheyne's intimate friends who have been on the ranch as long or nearly as long as has Mrs. Cheyne. Refreshments were most attractively served. The bride-to-be was recipient of many lovely gifts.



The song of the tractor is in the air again and another year of horticultural development is synchronizing with home-building and golf course making.



Looking down across the orchard land from the Christiancy residence to the mountains, bright and sharp in the mid-day sun, but mystic and shadowy at the end of the day. It is Miss Rice enjoying the view.

Recent house guests of Mr. and Mrs. Frank Coffyn at their splendid new home along the Skyline Drive were Mr. and Mrs. Robert Edeson, Mr. and Mrs. Craufurd Kent and Mr. and Mrs. Percy McDonnell, of Hollywood. Mrs. Coffyn (Pauline Neff) entertained for them at an elaborate supper party. Other guests besides Mrs. Coffyn's mother, Mrs. Neff, and her cousin, Mr. Fred Laurens, included Dr. and Mrs. J. F. McKitrick, Mr. and Mrs. Barton Millard, Mr. and Mrs. DeWitt Richards, Mr. and Mrs. H. H. Hunnewell, Mr. Briggs C. Keck, Miss Lillian J. Rice, Miss Barbara Millard, Miss Ruth McKitrick and "Bill" McKitrick.

FITTING THE HOME TO THE HOMESITE

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looks a small natural amphitheatre, left by the erosion of the soil on the Cord property. This is now being landscaped as a beautiful formal garden under the direction of Glenn A. Moore.

Off the dining room on the far side of the house is another patio with high walls, which serve to cut it off from still another court or service yard opposite the kitchen and servants' quarters. This latter contains an outdoor fireplace, which serves as an incinerator.

On approaching the home, members of the family and house guests drive through a deep arch that issues into a rear court on to which open the four garage stalls. Through a gate from this rear court, one descends the hill to the stables. From the car stalls and rear court, one may remain under cover as he enters the main part of the house.

Not only is the Cord home one of the most pretentious planned for Rancho Santa Fe (the ridge of the roof totals about 200 feet in length) but it is also one of the most attractive from the standpoint of design and suitability to environment.