

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received APR 17 1985
date entered MAY 16 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Edgemoor Farm Dairy Barn

and/or common Edgemoor Polo Barn

2. Location

street & number Edgemoor Geriatric Hospital, 9064 Edgemoor Drive N/A not for publication

city, town Santee N/A vicinity of

state California 92071 code 06 county San Diego code 073

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input checked="" type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input checked="" type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name The County of San Diego

street & number 1600 Pacific Highway

city, town San Diego N/A vicinity of state California 92101

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of County Recorder, County of San Diego

street & number 1600 Pacific Highway

city, town San Diego state California 92101

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no

date federal state county local

depository for survey records

city, town state

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	(moderately)	date <u>N/A</u>

Describe the present and original (if known) physical appearance

The Edgemoor Farm Dairy Barn was built in 1913. This large (90' x 30'4") wood-frame building stands on a poured concrete foundation. The barn measures 44' in height from the ground to the peak of its distinctive Dutch gambrel roof. It is located on the grounds of the Edgemoor Geriatric Hospital and is the last relatively unaltered building of the once-larger Edgemoor Farm complex. Some interior modifications have been made for its present use as storage.

The Edgemoor Farm Dairy Barn is located on the grounds of Edgemoor Geriatric Hospital at 9064 Edgemoor Drive in the City of Santee, California. The hospital is owned and operated by the County of San Diego as a facility for treatment and custodial care of elderly and handicapped persons. The hospital grounds include almost 700 acres and 20 buildings, including dormitories and treatment, recreation, administration, and maintenance structures, dating from the 1920s to the 1960s. The barn is the oldest feature on the grounds and is known to the County as building number 52-18.

When built in 1913, the barn was intended to house prize bulls which represented the breeding stock of Walter Dupee's dairy project. Use as a livestock barn continued until 1953. The barn has been used since for storage and as a central supply warehouse for the hospital.

The barn is rectangular in shape, 90' long (east/west) and 30'4" wide (north/south). The roof is 44' high to the ridge, and topped by two ventilators for an additional 5'6" in height; the easternmost ventilator is topped by a weather-vane with a figure of a running horse. The first floor measures 11' from slab to ceiling and the loft measures 32' from floor to ridge. There is an open shed on the northwest corner which measures 15' x 10' and is 8' high. The most distinctive architectural feature is the Dutch gambrel roof. The height of 3+ stories makes the barn an impressive visual landmark in the community.

The barn is of timber construction on a poured, above-grade (4'), concrete foundation. The foundation has large, integral buttresses on the east and west ends. The current roofing material is asbestos shingle, which may well be the original. The roof is topped by two large ventilators of galvanized steel construction. Of a traditional, ornate design, the ventilators are 5'6" in height and have a diameter of 3-4'. Main framing is of fir timbers (predominantly 2 x 10's) and is truss bolted at all joints. The roof is additionally supported by steel runners with turnbuckles at two levels running north and south.

Exterior siding is redwood 1 x 8 tongue and groove. Interior walls on the first floor are faced with decorative 1 x 2 paneling. The interior walls on the second floor are barefaced as is the ceiling.

Construction of the original interior rooms and grain bins are standard studwalls with 1 x 2 paneling on both sides. The bins are lined with a wider, clear wood, possibly white pine.

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On the exterior, the barn has exposed rafters and original galvanized gutters and downspouts. The first floor windows are single-hung, 8-pane barn sash and are oriented horizontally. The door in the east end is solid with two coffered panels. Trim around all windows and the east door is flat milled 1 x 6 stock. The three large "barn doors" in the west end are constructed as follows:

First floor -- Open covered space, 8 x 12', with overhead "garage" door on inside.

Second floor -- Paired sliding doors on overhead track with diagonally (45°) nailed faces of 1 x 8 clapboard. The pair of doors measures 6' x 9'6" when shut and are served by an overhead electric chain hoist on track.

Loft -- The pair of hay doors which access the loft are the most elaborate. When shut, they measure 10' x 12'6" and are of a trapezoidal shape so that they match the roof. The doors are suspended from unusual, slanting overhead track. They are also faced with diagonal clapboard but each has eight glazed lights at the top composed of both rectangular and trapezoidal panes.

The barn is plumbed, has electrical service, and is also served by steam heat from a central plant on the grounds. A Grinnel high-pressure fire extinguisher system is installed; it is probably original.

While the interior of the barn was remodeled in 1955, the layout remains similar to the original. Only the uses of the spaces and construction of some lightweight interior walls have created significant changes. Large overhead doors access the first floor from the south and west sides. There is an additional single door on the east side. Two paneled storerooms (11' x 12' and 11' and 11') are located in the east end of the first floor and two other rooms of the same size are in the west end. The room in the northwest corner of the building also serves as a staircase to the second floor. The remainder of the first floor is taken up by concrete stalls 5' in height.

The second floor is open with the exception of grain bins in the southwest and northwest corners and the staircase. The bins are 12' x 10' and 10' x 8', 10' high, with access doors and chutes from the top for loading. There is a double door on overhead tracks which access the west end of the second floor and another 16' above the second floor for access to the bins and a small loft.

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Alterations

Alterations to the barn have been relatively minor since 1913, most occurring in 1955 when the County made the building over from an active livestock barn to storage. The alterations are:

Exterior:

- Entry door on the south side was made over from paired "barn doors" on overhead track to an "overhead garage" type door. This replacement has a pilot door in the center for personnel.
- First floor entry door on the west end has been made over in a similar fashion but with no pilot door.
- A concrete loading ramp has been added on the southwest quadrant of the building.
- A small well house (3' square) at the northeast corner of the barn has been removed.

Interior:

- Some stalls have been enclosed to create office or locked storage.
- The system of chutes from the grain bins to the individual stalls has been removed.
- Square pass-throughs from the second floor to the first have been floored over.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1913

Builder/Architect Unknown

Statement of Significance (In one paragraph)

Summary

The barn, with its impressive Dutch gambrel roof, is the last example of its type and period known to survive in the San Diego area. The owner of the farm, Walter H. Dupee, a transplanted Easterner, helped to design this building where he oversaw the importation of dairy breeding stock from the Isle of Guernsey. The Edgemoor Farm Dairy Barn is the remaining preserved structure of a ranch and a farm that was a leader in scientific dairy stock-breeding in this country and a place that raised polo ponies for what had become the sport of millionaires.

Specific Areas of Significance

Architecture: The Dutch gambrel-roofed barn at the Edgemoor Farm is the only known barn of this style extant in the San Diego region. Its pristine condition exemplifies the care and concern given to the only remaining building of what was once one of the country's outstanding dairy and polo pony farms, remaining nearly as when built in 1913. Its classical features, such as the loft, configuration of doors, fire system, and weather vanes, have been retained.

Agriculture: The Edgemoor Farm Dairy Barn is intimately linked to what was once said to be the "finest stocked, equipped, and conducted dairy operation in the West and one of the finest in the world." Dupee was called the foremost Guernsey authority and breeder in the United States. While the farm was in operation, it gave to the dairy cattle shows of America the most grand champions bringing the highest honors of the strain.

Science: The Guernsey Breeders Association of America in 1921 called the Edgemoor Farm the "foremost authority and breeding (location) in the United States," because of the scientific methods under experiment to produce pure breeding stock utilizing modern equipment. Dupee offered the knowledge and benefits to any breeder in the country who simply asked for what his veterinarians had learned in the experiments which has allowed them to produce so many outstanding examples of this stock.

Santee was a terminal for the railway and a rallying point for the surrounding country, especially since it was located near the San Diego River. Ranchers have developed the rich alluvial lowlands and gone into dairy production. Dupee, by 1915, was again determined to go in for blooded dairy stock and raise the best on the coast; the cost, he said, was a secondary consideration. Reportedly, he spent \$250,000 in developing his herd which would reach 250 head of Guernseys. Between 1915 and 1921, Dupee entered his specimens in national dairy shows, sweeping prizes of all sorts. Now he had begun to raise bulls and the barn at some point was turned into quarters for his prize animals. The pony stables were built elsewhere on the grounds despite the name "polo barn" which persists to today.

9. Major Bibliographical References

Please see Bibliography, Continuation Sheet

10. Geographical Data

Acreeage of nominated property 0.16 acre

Quadrangle name El Cajon

Quadrangle scale 1:24000

UTM References

A

1	1	5	0	12	8	18	10	3	16	3	13	7	4	0
Zone		Easting				Northing								

B

Zone		Easting				Northing			

C

Zone		Easting				Northing			

D

Zone		Easting				Northing			

E

Zone		Easting				Northing			

F

Zone		Easting				Northing			

G

Zone		Easting				Northing			

H

Zone		Easting				Northing			

Verbal boundary description and justification Building occupies a 60' x 120' rectangle of convenience as shown on attached site plan of Edgemoor Geriatric Hospital. Nominated property is a portion of El Cajon Rancho Subdivision Tracts H and O, Blocks 3, 10 and 11; and Santee Block 7, Lot 7. Boundaries are drawn to encompass the last surviving building of the once-larger historic farm.

List all states and counties for properties overlapping state or county boundaries

state	N/A	code	county	N/A	code
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state	code	county	code
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11. Form Prepared By

name/title Raymond Brandes, Ph.D. and Rick Alexander (OHP Staff revision, 7/84)

organization San Diego Association of Governments date 2/8/84

street & number 1200 Third Avenue, Suite 524 telephone (619) 236-5344

city or town San Diego state California 92101

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature Marian Mitchell-Wilson

title Deputy State Historic Preservation Officer date 8/27/84

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I hereby certify that this property is included in the National Register

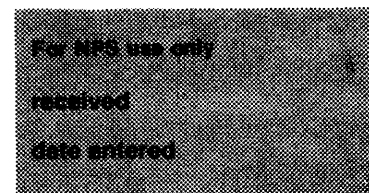
[Signature] Keoper of the National Register

Entered in the National Register date 5-16-85

Attest: _____ date _____
Chief of Registration

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Edgemoor was part of a Spanish land grant to Maria Antonio Estudillo who married Miguel de Pedrorena, a native of Madrid. By the 1850's through a variety of ways, individuals obtained portions of the grant and began to farm. James O. Miner by 1870 had acquired 6,000 acres for farming and stock raising. In addition, Minor advertised that the ranch welcomed invalids who would enjoy the comforts of cottage living in the El Cajon valley. Ansel D. Nickerson wrote of his stay at the Minor ranch during May and June, 1875. The Pawtucket Gazette (Rhode Island) carried his stories of the ranch with 3,000 acres in grain, 100 horses, and all types of livestock and fowl.

In 1876 the Spanish land grant was confirmed by patent of the U.S. government; however, when disputes arose, courts allowed portions of the land to be sold. Among the purchasers in 1878 was George Cowles of Hartford, Connecticut, who had been the President of the New York Cotton Exchange. He died in 1890, leaving the property to his wife, Jennie, who married Milton Santee for whom the townsite of Santee is named. Santee had been a member of the Los Angeles City Council, and was involved in railroad and real estate development.

In 1892, Jennie B. Santee sold a portion of the El Cajon Rancho to Theodore Wagner of Contra Costa County, who in turn sold it for \$63,000 to the Cosmos Land and Water Company of Los Angeles. Thus, Edgemoore came into the twentieth century as a Spanish land grant now cut into portions, most of which flourished because of cattle ranching and farming.

On May 31, 1902, the Cosmos Company sold lots "H" and "O" of Rancho El Cajon to H.D. and Ella Williamson. They acquired certain easements and water rights. Williamson's desire was to develop a dairy farm and he imported Guernsey breeding stock direct from the Isle of Guernsey (off the coast of Cherbourg, France and Devonshire, England).

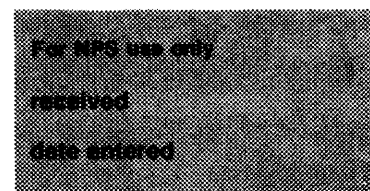
The next owner of Edgemoor, Walter Dupee, moved to Coronado, California, in 1909 from Chicago, retaining his partnership in a business firm in Chicago. When he came to California he was already a noted polo player and in 1909 became captain of the Coronado polo team. He was instrumental in the promotion and growth of the sport throughout this country, Canada, Australia and England.

In 1911 he brought from England three Lords to help make up his team. Dupee was responsible for the Coronado polo grounds, innumerable horse shows, owned forty polo ponies, and a large "ranch of 55,000 acres in Loma, twenty-four miles from Tia Juana which he turned into a game preserve." (The location of the ranch of "Loma" is unknown at this time; it was possibly in Mexico.)

By 1913 sports writers began to call the Coronado Country Club the "Meadowbrook of the West" since matches were held among teams from Mexico, Hawaii, Australia, Canada, England, and such California cities as San Francisco, San Mateo and Pasadena.

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On May 3, 1913, a deed recorded the sale of the Edgemoor Farms from H.D. and Ella Williamson to Walter Dupee, noting it was sold to Chicago parties for \$85,000 including residences and a number of barns and outbuildings. "The new owners will, it is understood, make extensive improvements in their property," the San Diego Union newspaper reported.

The following day, the Union indicated that Dupee would transform the place from a dairy farm to a fancy pony farm. Ponies would be brought to Edgemoor and trained for the coming season at Coronado. The June 12th edition of that paper reported a substantial number of improvements by W. H. Dupee with the contract let for the erection of a large pony barn 55 x 150 feet to accommodate 22 horses. Dupee also had plans for a new house, a large feed barn, implement shed, and hoped to put a fence around the entire farm.

In June 1913, he said he planned to fix up the area so as to train polo horses ideal for the game, but that he would also operate one of the largest dairy farms in the entire district. He spoke of tearing down the old ranch house to build a new bungalow.

On July 19, 1913 the new barn was reported as having been completed; the Dupee ranch and a number of other improvements were still contemplated. No other information has been found related to the construction of the barn.

Dupee had stated in 1913 that he would turn the ranch over to his son but by the first of the year 1914, he had changed his mind and retained control. The opening edition of the Union for the year carried a full page showing pictures of imported Guernseys, the "dairy barn" and silo, and some of the polo ponies. At this time he had a herd of 50 Guernseys representing a cost of more than \$50,000, and which were regarded as the finest herd of this strain.

By the summer of 1915 the Foster Excursion Company was scheduling trips over the San Diego and South Eastern Railway to the back country, the chief feature of the outing was to be a stopover at Santee for the purpose of "a visit to the famous Edgemoor fancy dairy farm at that point, owned and operated by millionaire Dupee of Coronado. He gave permission to inspect the remarkable property and the plant, with its imported stock and elaborate equipment."

In January 1915, Eugene M. Layman was commissioned to design a \$10,000 country home for W. H. Dupee on his ranch at Santee. The place had nine rooms, three baths, and was of frame and plaster construction. Layman, a draftsman for Irving Gill, had designed the YWCA building in San Diego and the Robinson/Watts building, both projects were with Leonard T. Bristow, another architect.

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Such was his prominence that the Guernsey Breeders Association in 1921 called his place "the foremost authority and breeder in the U.S., having given the most grand champions at this ranch founded by John and Walter Dupee. Dupee said, "I am interested in pure breeding stock, modern equipment, and scientific methods, which I place at the disposal of all dairymen. We have our own advisor and veterinary."

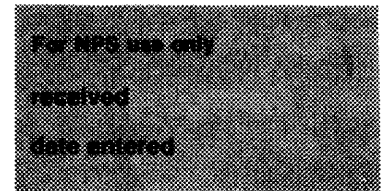
A series of personal setbacks and problems brought Dupee to sell Edgemoor. On November 17, 1921, the formal contract was drawn up by Ralph E. Jenney, attorney, who appeared for Walter H. and his wife Isabel K. Dupee, to record the sale to Godfrey L. and Emily Strobeck. Negotiations had begun nearly six months earlier and the deal for \$300,000 included a \$40,000 bull and all the blooded stock on the farm. Papers reported that because of Dupee's work in the laboratories, his farm had brought up the standard of the County's milk supply by arousing dairy owners to compete with the high grade product of this farm. The 680 acres and all buildings and livestock were exchanged for the Casa Grande apartments at Park Boulevard and University Avenue, in San Diego, valued at \$230,000. Strobeck, a builder and financier, had dealt in real estate and investments in the San Diego area for some time. Less than two years later, the Strobecks sold the farm to the County of San Diego.

In 1922, Edgemoor Farm won 70% of the prizes at the National Dairy Show, and was singled out as the leading Guernsey farm in the United States.

The County purchased the dairy operation for \$100,000. The sale included not only tracts "H" and "O" of the El Cajon Ranch, Blocks 3, 10, and 11, but the Santee Subdivision, Block 7 and Lot 7. The operation at first was strictly a farm project, and there were no tenants living at Edgemoor. Construction began right away, however, and women soon were housed in the Dupee ranch house; by 1924 the men's wards were finished. Water was plentiful, forage and alfalfa were raised on irrigated land, and grain on dry land. Patients and workers alike took care of the farming. In 1923, the Quayle Brothers, as the architects, were hired to design the "Edgemoor Home group of buildings."

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By the mid-1920's the "farm" cared for 520 people. The full-scale dairy, now converted to Holstein cows, was supplemented by beef and hog production, and an up-to-date poultry facility raising eggs, table chickens, and turkeys. Three hundred forty acres were under cultivation for garden produce and stock feed. Vegetable and produce cultivation were introduced during the Depression when "poor relief" was established and the County Farm struggled as did the rest of the nation to survive. As early as 1931, an "expert accountant" had suggested the County give away or sell Edgemoor farm even though it was a home for the indigent and aged. But in 1933 the Edgemoor farm was appraised at a substantial \$285,882.

In 1934 this farm for the aged faced another crisis when the federal government tried to buy the land for use as a reservation for the El Capitan Indians for \$100,000. The Board of Supervisors readily rejected that offer.

Throughout the years the County added new buildings -- in 1950 apartments and wards at a cost of \$522,911. In 1953 it discontinued the farm and dairy operations and planned renovation of the barn. Two years later the place name was changed to Edgemoor Geriatric Hospital.

In 1957 the 8,000 square foot Dupee ranch house was torn down. Other buildings were demolished in 1957, 1959, 1960 and 1966, and a new hospital building was erected in 1966. The former milking barns were converted to living quarters.

All of the original buildings of the Edgemoor Farm, including the Williamson Ranch House, the Dupee Ranch House, and improvements by the Quayle Brothers, (architects who have buildings on the National Register) are gone. Other early structures, such as the pony stables and milking barns, are either gone or irretrievably remodeled for other purposes. Only one building of the Dupee era remains: the Dutch gambrel-roof barn, which remains on the exterior nearly as when built in 1913.

It is the wish of the County of San Diego and the City of Santee to establish a means by which the Edgemoor barn will be protected and perhaps be utilized as part of a future community center.

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Black, Samuel F. San Diego County, California - A Record of Settlement, Organization, Progress, Achievement, Chicago, S. J. Clarke Company.

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Edgemoor Farm Bulletin, volume 1, issue 12, June 1953.

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Fitchen, John. The New World Dutch Barn. A Study of Its Characteristics, Its Structural System and Its Probable Erectional Procedures. New York: Syracuse University Press, 1968.

Interviews as follows:

W. Lee Clapham, Jr., of Lemon Grove, November 1983 (whose father was an administrator at Edgemoor in the 1930's).

Arthur Hill by Edgar Hastings, 2/13/1957 on file at the San Diego Historical Society.

Fred Valle Mitchell, 8/9/1960 on file at the San Diego Historical Society.

Daniel Perkins, FCSI, project manager, Architectural and Engineering Division, County of San Diego, 1983.

Mr. Stockwell, retired architect formerly with County of San Diego Architectural and Engineering Division, 1983.

Klamkin, Charles. Barns, Their History, Preservation and Restoration. New York, Hawthorne Books Inc., 1973.

La Mesa Scout, 8/10/1923 and 11/23/1923.

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Rawson, Richard. Old Barn Plans. Main Street Press Book, Mayflower Books Inc., New York, 1979.

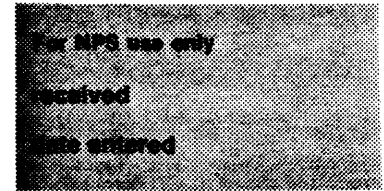
San Diego County Assessor's Office, Assessment Roll data.

San Diego County Assessor's Office, Rural Property Appraisal Record.

San Diego County Recorders Office, Deed Book Information.

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San Diego Daily Transcript, 1907-1927.

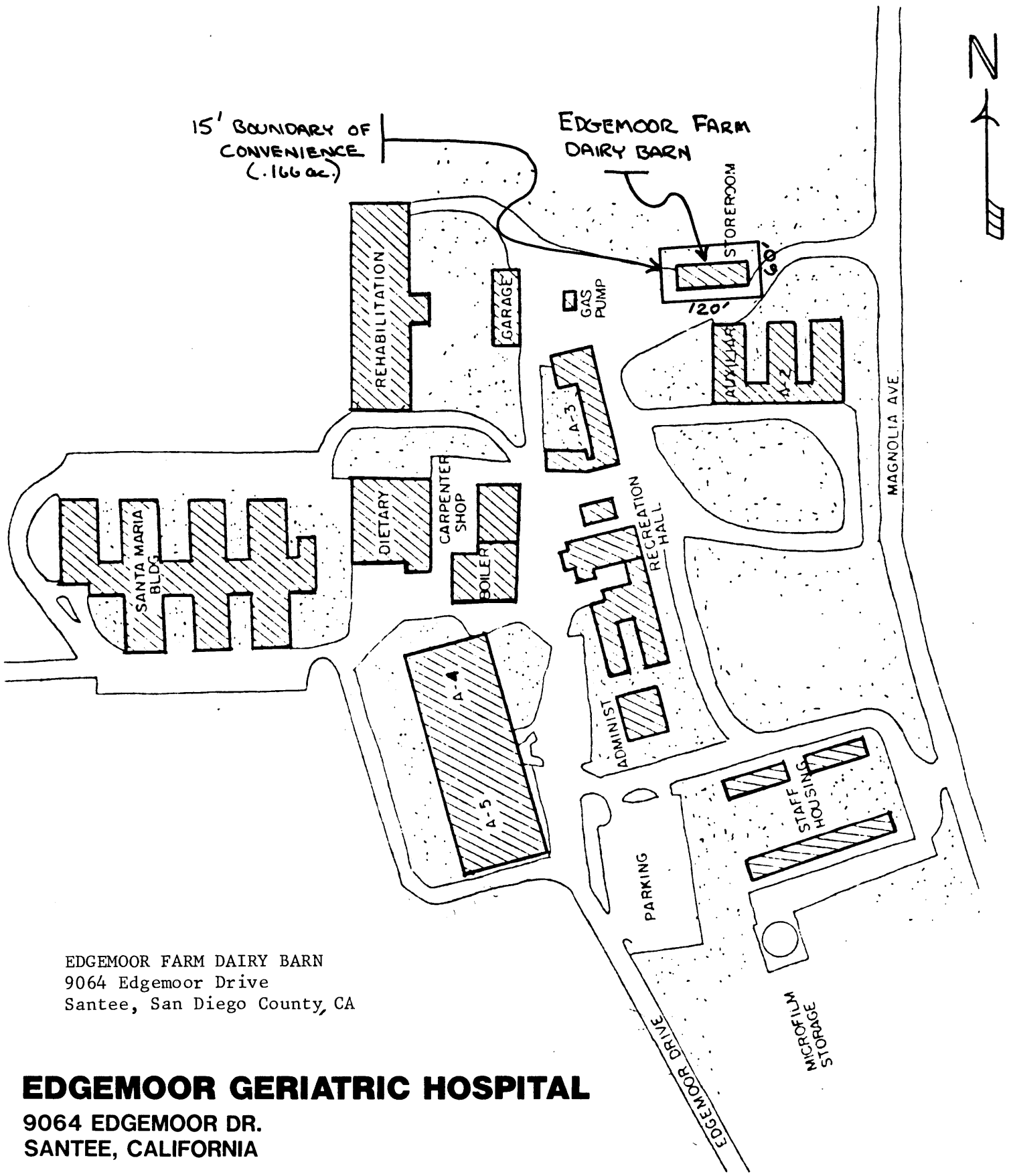
San Diego Union, various dates, record with files of research for period 1913 to 1983 inclusive.

Sloane, Eric. An Age of Barns, New York, 1966.

Sloane, Eric. American Barns and Covered Bridges. Wilfred Funk, Inc., 1954.

Thollander, Barns of California, a collection. San Francisco, California Historical Society, 1974.

Wells, Wilson L. Barns in the U.S.A. n.p., no publisher, 1978.



EDGEMOOR FARM DAIRY BARN
 9064 Edgemoor Drive
 Santee, San Diego County, CA

EDGEMOOR GERIATRIC HOSPITAL
 9064 EDGEMOOR DR.
 SANTEE, CALIFORNIA