

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

For NPS use only

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

received **AUG 14 1985**

date entered **JAN 13 1986**

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

1. Name

historic Irvine Bean and Growers Association Building

and/or common Same

2. Location

street & number 14972 Sand Canyon Avenue N/A not for publication

city, town Irvine N.A. vicinity of

state CA code 06 county Orange code 059

3. Classification

| Category | Ownership | Status | Present Use | |
|---|---|---|---|--|
| <input type="checkbox"/> district | <input type="checkbox"/> public | <input checked="" type="checkbox"/> occupied | <input checked="" type="checkbox"/> agriculture | <input type="checkbox"/> museum |
| <input checked="" type="checkbox"/> building(s) | <input checked="" 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 type="checkbox"/> in process | <input type="checkbox"/> yes: restricted | <input type="checkbox"/> government | <input type="checkbox"/> scientific |
| | <input type="checkbox"/> being considered | <input checked="" type="checkbox"/> yes: unrestricted | <input type="checkbox"/> industrial | <input type="checkbox"/> transportation |
| | <u>XXX</u> N/A | <input type="checkbox"/> no | <input type="checkbox"/> military | <input type="checkbox"/> other: |

4. Owner of Property

name The Irvine Company Contact: Michael Le Blanc (714) 720-2327

street & number 550 Newport Center Drive

city, town Newport Beach N/A vicinity of state California, 92660

5. Location of Legal Description

courthouse, registry of deeds, etc. Orange County Hall of Records

street & number 630 North Broadway

city, town Santa Ana state California, 92701

6. Representation in Existing Surveys

title None Known 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 checked="" type="checkbox"/> unaltered | <input checked="" type="checkbox"/> original site | |
| <input checked="" type="checkbox"/> good | <input type="checkbox"/> ruins | <input checked="" type="checkbox"/> altered | <input type="checkbox"/> moved | date _____ N/A |
| <input type="checkbox"/> fair | <input type="checkbox"/> unexposed | | | |

Describe the present and original (if known) physical appearance

Located along the Santa Fe Railway tracks at the southern edge of the old agricultural village of East Irvine, the nominated property consists of two industrial buildings which form a single integrated structure. The original 1895 building is wood frame with corrugated metal siding; it contains a multi-storied, lima bean processing plant in the northern portion, with a single-story warehouse section on the south. The northernmost portion of the complex, a grain elevator, was added in 1947; this is a three-story unit composed of 11 concrete silos capped by a corrugated metal upper story--a long, single-story corrugated metal shed is attached to the north side of the silos. The 1947 addition is compatible with the historic character of the complex and has achieved significance in its own right; integrity dates from 1947 and remains high.

The buildings of the Irvine Bean Growers Association are the last of their type in this once agricultural county. This agricultural center served a very large area in handling one of Orange County's major crops, the lima bean. The architecture fit the function of the building. The profusion of towers, catwalks, metal-roofed porches, skylights, hoppers and chutes served a specific purpose. Once strictly functional, the buildings are now considered picturesque and one of the few visual ties to the county's rich architectural past. It provides sharp contrast to the miles of tract houses, shopping centers, and contemporary streetscapes which make up the sprawling young city of Irvine. This building provides an important and unique link with Orange County's rich agricultural past.

The building is very large and is visible from the freeway. The freeway, the railroad tracks, and the building all run northwest to southeast. The three sections of the building can be called the central processing center, the southeastern warehouse, and the northwestern grain elevator. These three components form a long narrow building which runs for several hundred feet parallel to and immediately adjacent to the Santa Fe Railroad tracks. The processing center and warehouse section, clad in corrugated metal sheets, were built in 1895 and the grain elevator section was constructed in 1947. The three-story hexagonal silos of the grain elevator are crowned on the top with a single-story room clad in corrugated metal sheets. The building possesses a myriad of unique shapes and textures and is generally in good condition. This building provides an important and unique link with Orange County's significant agricultural past.

Most of the human activity took place in the processing center in the middle of the building. Here the beans were unloaded, sorted, cleaned, fumigated, and sacked. A series of cupolas, stairways, windows, and a catwalk form the processing section. A rectangular cupola, topped by a metal gabled roof, is the highest point in this section of the building. A catwalk reaches from an opening in the north side of the tower across to the northwestern section of the building. Small window openings, with wooden frames, dot the corrugated metal walls of the tallest cupola. A wider, shorter cupola is located immediately to the south. The second cupola, also topped by a gabled roof, is flanked by a small gabled projection on the south side. Both are stacked on the northwestern end of the main roof. This long gabled roof is covered with corrugated metal sheets. This roof connects to the warehouse roof to the southeast. The main entrance to the processing section is reached by a pair of wooden sliding doors immediately to the southeast of the tower section. A shed style metal porch roof and wooden platform shelter the door. A shed style wing on the northwest side contains a fumigating room and has solid doors to the outside. Two six-over-six double-hung

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/ |
| <input checked="" type="checkbox"/> 1700-1799 | <input type="checkbox"/> art | <input type="checkbox"/> engineering | <input type="checkbox"/> music | <input type="checkbox"/> humanitarian |
| <input checked="" type="checkbox"/> 1800-1899 | <input checked="" type="checkbox"/> commerce | <input checked="" type="checkbox"/> exploration/settlement | <input type="checkbox"/> philosophy | <input type="checkbox"/> theater |
| <input checked="" type="checkbox"/> 1900- | <input type="checkbox"/> communications | <input type="checkbox"/> industry | <input type="checkbox"/> politics/government | <input type="checkbox"/> transportation |
| | | <input type="checkbox"/> invention | | <input type="checkbox"/> other (specify) |

Specific dates 1895 / ^{Addition} 1917 **Builder/Architect** The Irvine Company

Statement of Significance (in one paragraph)

The Irvine Bean and Grain Growers Association Building is the centerpiece of Orange County's most significant agricultural center. Serving as a processing and storage center for a major area crop, the building was the hub of activity for this small town which stood in the middle of the vast Irvine Ranch. It is the last surviving architectural form of this type in Orange County. Strictly functional, it is now regarded as picturesque and one of few visible links to the county's agricultural past. J. I. Irvine's inauguration of the tenant farmer system before the turn of the century depended on the railroad and this building to turn the farmers' crops into assets. This system enabled a large portion of the ranch to remain mostly intact until the 1960's. The grassy hills and farmland are now the location of the entire young community of Irvine. Well-tended fields, orange groves, and eucalyptus windows still give this portion of the ranch a rural atmosphere. However, the vast bean fields which once stretched from the hills to the east and to the sea on the west are now gone.

The first floor of the southern portion of the building was constructed in 1895. It took twelve months to build and cost \$300,000. The Irvine Company carpentry team were responsible for the construction of the building. The wooden structural members and the floors were built of 140,000 board feet of hand picked pine. A small steam sawmill was set up in the yard and twenty carpenters worked on the job until the building was completed. Substantial in size, the warehouse section of this building holds 200,000 one hundred pound sacks of beans or 20 million pounds. The second story, towers and catwalks, were added in 1915 when increased activity required larger quarters.

This is the third warehouse built in Irvine. The Newmark and Edwards warehouse, built in 1887, burned in 1916. In the early 1890's, a corrugated metal and wood building was built where the concrete grain elevator now stands. It resembled exactly the 1895 building in this application. The present building, built in 1895, is a mirror image of the earlier building. The buildings were built in mirror image to allow for all of the processing activity and fumigating to take place in the center of the building with the loading, unloading, and storage facilities in the long warehouse portions at the northwestern and southeastern sections. The second or northern building was demolished in 1947, soon after the death of James Irvine. The present elevators were added to the surviving 1895 warehouse and processing plant. The addition remains today as it looked in 1947 and has seen few changes. Since its construction, it has been an active center for farmers from miles around and is presently used for storing corn.

9. Major Bibliographical References

Please see attached

10. Geographical Data

Acreeage of nominated property 1.13
Quadrangle name Tustin

Quadrangle scale 1:24000

UTM References

A

| | | | | | | | | | | | | | | |
|------|---|---|---------|---|---|---|----------|---|----|---|----|---|---|----|
| 1 | 1 | 4 | 2 | 9 | 8 | 4 | 10 | 3 | 17 | 2 | 16 | 1 | 5 | 10 |
| 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

Starting at a corner 295' S.W. and 245' S.E. of the South corner of Sand Canyon Avenue and Burt Road, S.E. 817', N.E. 60', N.W. 817', S.W. 60' Boundaries have been drawn to encompass the historic resource on its original site.

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

state N/A code county N/A code

state code county code

11. Form Prepared By

name/title Diann Marsh, James C. Wilson A.I.A.

organization Thirtieth Street Architects, Inc. date June 25, 1984

street & number 2821 Newport Beach telephone (714) 673-2643

city or town Newport Beach state California

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.

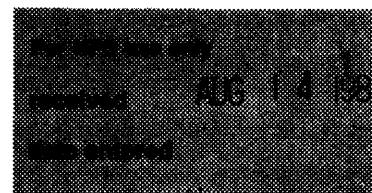
State Historic Preservation Officer signature Kathryn Muattieri

title State Historic Preservation Officer date 7/31/85

| | |
|--|---------------------|
| For NPS use only | |
| I hereby certify that this property is included in the National Register | date <u>4/17/86</u> |
| Keoper of the National Register | |
| Attest: | date |
| Chief of Registration | |

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

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



Continuation sheet

Item number 7

Page 1

windows are placed near the roofline. A three-story rectangular section of corrugated metal connects the 1895 warehouse with the 1947 addition to the northwest. The top story of this section is of standard corrugated metal while the lower section is clad in vertical panels of painted metal with wide ribs. A row of windows along the second story are the skylights in the large sunny sorting room. A door and stairway lead from the second floor to the ground. The second story and towers were added in 1915 to expand the efficiency of the cleaning and sorting process.

The long, narrow metal-clad portion of the building to the southeast was used for storage. A covered wooden platform runs from the center section to the southeastern end of the building and was used for receiving wagonloads of beans and barley. On the railroad (west) side of the building, another wooden platform was used for loading sacks aboard the train. This platform does not have a roof. Seven large wooden freight doors with transoms above are spaced along the dock. A smaller metal shed is attached to the south end of the warehouse. It has a gabled roof and sides of corrugated metal.

The addition, built in 1947, is three stories high, and constructed of cast concrete with a corrugated metal crown. Eleven hexagons form each side of the elevator section. Each unit is six-sided in shape and has no windows. A row of metal-framed windows runs along the rectangular gable roofed top floor. A cupola, flush with the face of the north facade, rises above the roof and is of corrugated metal. A metal chute extends from the center. A long, low single-story building clad in vertical metal siding extends to the northwest of the elevators. This building is of recent construction. Large metal pipes run from the north end of the elevator to the roof.

The interior of the warehouse presents a variety of unusual and challenging spaces. The entire warehouse section is one large, long room with eight foot doors opening both to the railroad platform to one side and the covered platform on the other side. The ceiling structure is visible and adds character to the room.

The interior of the processing section is multi-level. The large section adjacent to the warehouse is two story with bins and shakers on the first floor and a large sorting room on the second floor. The sorting room, where women sat in front of conveyor belts, is large and pleasant with a high sloping ceiling and skylights. The tower section contains several small rooms on various levels. Wooden stairways and ladders lead to the various areas. The two fumigating rooms are located in the northwest end of this section.

The entrance to the grain elevator is a four-story room to the northwest of the silos. A huge hopper and accompanying pipes occupies the center of this room. The hopper continues down into the basement level. A belt style elevator runs three stories to the top of the silos. Catwalks lead across the tops of the six-sided three-story high concrete storage tanks. The open room at the top transverses the entire width of the building with rows of metal framed windows facing each side. The structural members of the high gabled metal roof are visible above. A basement runs under this section of the building and contains a tunnel with a conveyor belt running along the side.

This building is in good condition and presents many possibilities for sensitive and imaginative rehabilitation.

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

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

| |
|----------------------|
| For NPS use only |
| received AUG 14 1985 |
| Date entered |

Continuation sheet

Item number 8

Page 1

The process of preparing the beans for shipment began when the farmers brought their wagon loads of beans to the covered dock on the east side of the building. The beans were already in sacks and the woman in charge would pick three or four sample sacks, at random, to be opened. After spreading out a large sample from each sack on a table, she would decide what the farmer would be paid for this wagon load, according to size, quality, and the amount of dirt clinging to the beans. The "at random" selection of these samples determined the quality of the beans. The beans were then put in large bins and entered the screening process. After the screens had shaken out the dirt and broken beans, a conveyor belt carried them to the large sunny room above. Women seated at tables further culled the beans. An overseer, seated behind a partition, controlled the speed of the conveyor belt. After being resacked, the beans were placed in the fumigating rooms. Methal bromide was used to kill weavils. The fumigated sacks of beans then went to the warehouse where they were stored until shipped. The operation supplied many jobs for people from the local area.

The system of tenant farms set up by James Irvine before the turn of the century led to the building of this processing center. The tenant farm system allowed the Irvine Ranch to remain intact long after other area ranches had been broken up and eventually led to the development of the master planned community known as the City of Irvine.

During W.W.II the warehouse served two functions for the nearby El Toro Marine Corp Air Station. It served as a landmark for incoming planes when pilots used the building to line up for the runway, coming within thirty feet of the top of the building. The second use involved the supplying of food to the troops.

For many years James Irvine resisted the idea of the labor saving bulk processing because he did not want to see any of the employees laid off. During the grain and lima bean seasons, the operation ran 24 hours a day and three shifts were needed. Mr. Irvine never charged interest on loans to tenant farmers or employees. Soon after his death in 1947 the operation switched to bulk processing. Bill Cook, who had been manager for several years supervised the transition. The new addition took a year and \$300,000. to build. \$50,000. worth of the best equipment was purchased. The farmers in the Co-op each owned stock in the Corporation. The money for the building was loaned to them by The Irvine Company, without interest, and they were able to pay it all back in six years.

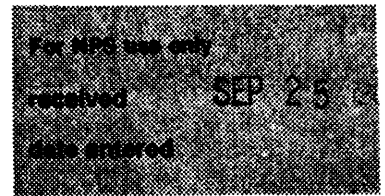
This building is the agricultural shipping center and the life blood of the most significant early 20th Century agricultural center in Orange County.

United States Department of the Interior
National Park Service

RECEIVED
SEP 23 1985

National Register of Historic Places
Inventory—Nomination Form

Irvine Bean and Growers Association Building



Continuation sheet

Item number 8 - addendum

Page 1

HISTORICAL SIGNIFICANCE

SUMMARY PARAGRAPH

The Irvine Bean and Grain Growers Association Building Granary portion is a building of exceptional visual and historical importance to Orange County and Southern California. It was the largest and most efficient Granary ever built in Orange County, and is one of the few surviving examples of its type in Southern California. As a 1947 addition to a 1895 warehouse, it provides a sense of time and place and is distinguishable because of its huge size and unusual configuration. The Granary is eligible for the National Register as a building of exceptional importance under the following criteria:

Criterion A The Warehouse made a significant contribution to the broad patterns of Orange County's agricultural history and was one of the major contributors nationally to the lima bean industry. It had a capacity of 160,000 sacks, one-eighth of the entire annual production of lima beans in the United States. The Granary's period of significance, 1947 to 1965, also represents Orange County's highest and best agricultural era, a way of life, which has almost passed out of existence in the City and County. During the 1940's and 50's large scale farming operations were present to support this huge elevator.

Criterion B The Granary was associated with the lives of persons significant to Orange County and Southern California. James II, James III, and Myford Irvine ran the vast Irvine Ranch. The fifty-three farmers who formed the Bean and Grain Growers Association represented a substantial percentage of the farmers in Central Orange County. Significant changes in the attitude of the Irvine Company toward development took place during the twelve years during which Myford Irvine ran the ranch.

Criterion C The building is representative of a particular style and method of construction. The configuration of the thirty-five foot high Warehouse and the hexagonal shape of the thirty-two and one half poured-in-place storage bins, make it an exceptional example of a Granary. The size and shape are rare in California, and only a few were ever built in Southern California.

The Granary fits into the category of fragile or short-lived resources because the agricultural period began to draw to a close within ten years after its construction, ending the original use of the building. It is through the community supported recognition of its significance that it is being preserved. Because the agricultural era is now almost at an end and a completely different land use has taken over Orange County, it is possible to more accurately assess the significance of the agricultural period and impact on the future of Orange County with objectivity. The building is the last surviving example of its type in what was once one of California's major agricultural counties.

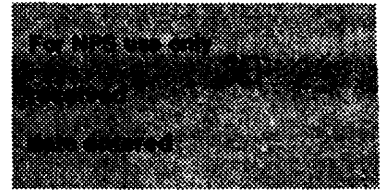
**United States Department of the Interior
National Park Service**

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

Irvine Bean and Growers Association Building

Continuation sheet

Item number 8 - addendum Page 2



The Irvine Bean and Grain Growers Association Warehouse Granary is associated with an era, events, persons who have made a significant contribution to the broad patterns of Orange County's exceptionally important agricultural era and phenomenal growth period which followed rapidly on its heels. As the largest grain elevator ever built in Orange County and one of the few surviving examples of this type of structure in Southern California, this building is of exceptional visual and historical importance to Orange County and the surrounding region. The preservation of this structure will allow those who did not witness Orange County's significant and disappearing agricultural period, to enjoy and gain in the understanding of its rich agricultural heritage. Many years from now when the City of Irvine's projected population of 430,000 is a reality, this small area will be a visual reminder to others of Irvine's rich agricultural origins.

HISTORICAL BACKGROUND

The Irvine Ranch, with its 125,000 acres (1/5 of the County) has been a trend-setter in regional agriculture since James Irvine II took over the ranch in 1892. He was responsible for changing his father's sheep and cattle operation into a world famous agricultural domain. James Irvine II encouraged tenant farming on his ranch and the town of (East) Irvine was created as the nucleus of the tenant farming system in 1887.

Before the turn of the century several major communities on the edges of the Irvine Ranch were created from small tracts of land sold by Irvine to their founders. The Mc Fadden brothers purchased Newport Beach, Columbus Tustin and N.A. Stafford purchased 1,300 acres to found the City of Tustin, and the Townsend-Dayman Investment Company paid \$150. an acre for land that was to become Corona del Mar.

Irvine much preferred to lease his land, and by the turn of the century leaseholds occupied much of remaining 88,356 acres. Leases sometimes passed from generation to generation. This tenant farming system enabled the ranch to remain largely intact through the periods of heavy County development. The crops which supported the ranch and farmers were olives, peas, oranges, lemons, apricots, asparagus, strawberries, avocados and most importantly lima beans. The 1911 History of Orange County by Samuel Armor mentions that the bean industry was becoming one the important industries of this County. He quoted George Ogden who said that dry lima beans grew only two places on the globe, Southern California and the isle of Madagascar. The California lima bean crop of 1910 amounted to 1,175,000 bags with the gross return to growers 5,000,000. Southern California supplied all of the lima beans for the United States and Canada. He says that "the real beginning of

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

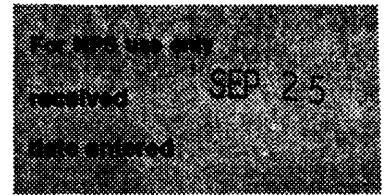
**National Register of Historic Places
Inventory—Nomination Form**

Irvine Bean and Growers Association Building

Continuation sheet

Item number 8 - addendum

Page 3



lima beans growing on a large scale began in 1886 as an 120 acre experiment in the Irvine Ranch". In 1909 James II had 17,000 acres of his ranch in lima beans. This was reported to be the largest bean field in the world belonging to a single individual. By 1916 the "bean field" had gotten even larger and Orange County's bean crop (54 square miles) exceeded the Valencia Orange in value.

James Irvine II took a very personal interest in his land and tenant farmers. In the early 40's he was advised that the bean industry was beginning to be handled by bulk methods and there was money to be saved in the process. Irvine delayed in switching to this new method because he was concerned that his employees might loose their jobs with the streamlining of operations.

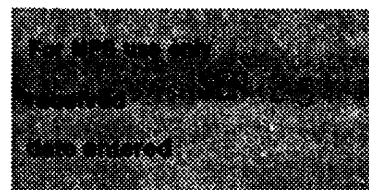
In 1940 the economy of Orange County was primarily oriented around agriculture and allied industries. The agricultural industry alone provided approximately 1/5 of the jobs in Orange County. In addition to being the major source of employment, the industry had sales that totaled over \$34 million. There were nearly 290 square miles of land in agricultural use and Orange County's entire population was 130,000.

In 1947 Orange County was in the midst of its most prosperous farming era. The water system for the ranch played a major part in this prosperity. During the 1920's the Irvine Company introduced a major program of water conservation. A water system was created by building dams and reservoirs in the hills to the east. Lambart Reservoir was built in 1929, Santiago Canyon Dam in 1932, Neter's Canyon Dam #1 and Laguna Canyon Dam #2 in 1940, Sand Canyon Dam in 1942, and Syphon Canyon Dam in 1948-49. This water system made it possible to create a lush and green region with miles and miles of orange trees, over 200 miles of eucalyptus windrows, and hugh fields of crops lining the roads of the Irvine Ranch. This inviting agricultural environment attracted new-comers from the east and midwest at an increasing rate through the 40's, 50's and 60's.

James Irvine the II loved his land and refused to sell his property unless forced to do so. In the late 1930's the U.S. Government purchased a large tract of land in the middle of the Irvine Ranch's largest bean field. This created the still functioning El Toro Marine Base. Lima beans were the major staple of the armed forces during World War II and the Irvine Ranch provided a large supply of the beans. Later, the Metropolitan Water District was brought to the ranch. This water system, all important to Southern California, was a prime element in any future development. James Irvine III, his eldest son, was active in the ranch until he died of tuberculosis in 1935. The second son, Myford, succeeded his father as President of The Irvine Company in 1947. Myford handled the Irvine Company's investments. Although raised in San Francisco, Myford spent much of this

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

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



Irvine Bean and Growers Association Building
Continuation sheet

Item number 8 - addendum Page 4

boyhood at the ranch. Possessing a good working knowledge of the ranch's operations, he foresaw the ever expanding possibilities for the ranch. In 1950 he moved from San Marino to the Ranch to live. In 1947 the Irvine Ranch was one of the few large land-holdings in Southern California that had survived the vicissitudes and revolutionary changes of the passing generations. Myford continued to maintain the basic patterns that created the success of the ranch. The balance between tenancy, joint operations, the Company's own direct farming, and the diversification between orchard and field continued to prove successful. His death in 1959 ended 85 years of Irvine family management.

The Granary is significant not only for its association with the Irvine Ranch and family but also for its association with the large and representative group of farmers (53) who formed The Irvine Bean and Grain Growers Association. It was The Irvine Company's well established tenant farming and cooperative marketing systems that led to the prosperity of the 1940's and early 1950's. In the late 40's a group of fifty-three farmers formed an association specifically to build this structure which would revolutionize the important bean and grain crops which helped to support Orange County. The Granary cost \$300,000. and was to become the largest warehouse of any kind in Orange County. The building has a capacity of 160,000 bags and would eliminate much of the sack handling of beans in favor of bulk handling. In contrast to the old method of unloading beans by hand or in sacks, the beans would be dumped from trucks at the warehouse by hydraulic lifts which would tilt the vehicles. Storage spaces would consist of eleven concrete bins on each side of the building and ten and one-half bins down the middle. A new sixty-foot, fifty-ton scale was installed. Two blowers which would clean the dirt out of the beans when they came in was part of the new structure.

Myford Irvine, who was President of the Irvine Company when the Granary was built was also responsible for the town's first growth. During the 1950's he continued with his father's philosophy of leasing the land instead of selling it, he built and sold homes on 1,100 acres of Irvine land along the coast, leasing the land to the owners of the homes. Ten years later the Ford Motor Company and Collins Radio Company built large plants in the Irvine Company's leased land.

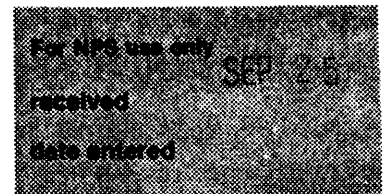
Large scale development was not planned, however, and the ranch continued to prosper as a paying endeavor. In 1962 there were still 325,000 orange trees, thousands of acres of vegetable crops, and 4000 cattle in the ranch, which totaled 88,256 acres.

In 1959, the University of California, after much investigation, chose the Irvine Ranch as the site of a new educational facility. The University of California at Irvine. This forced The Irvine Company to do a master plan. Prepared by William

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

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

Irvine Bean and Growers Association Building



Continuation sheet

Item number 8 - addendum Page 5

Pereira and Associates, the master plan addressed the entire ranch. Part of the plan allowed for 20,000 acres to remain in agricultural pursuits. The Irvine Company decided to plan and develop the land themselves instead of selling land to developers and speculators. Thus began what was to become the world's largest planned community.

The Irvine Company first planned a community of 100,000 surrounding the university, but realized that there were already four cities in Orange County with populations larger than that number. In order to have more influence as a community among the County's cities, the plans were upgraded to include a eventual population of 430,000 residents. Fashion Island, a regional shopping center, and Newport Center, an office complex were developed. The Irvine Company has recently created a new unit to build high-tech projects. The Irvine Industrial Complex is planned to cover 16 square miles. In 1984, The Irvine Company landholdings were assessed at more than three-billion dollars. The Orange County Airport is scheduled for expansion and forty million square feet of industrial "business environments" will be built. Large tracts of multi-family and single family housing has been built with the population now approaching 100,000. More residential areas are being built every year. As one of the old timers put it, "It (Irvine) is all blacktop and roof now."

The concrete Granary addition is unique to Orange County and the City of Irvine because of the simpleness of its forms and materials indicative to its utilitarian/agricultural style. The Granary was designed by the prominent structural engineering firm of Moffatt and Nichol, Inc., and consists of undulating 35 foot high concrete walls which terminate at a corrugated metal headhouse. The materials used were chosen for utilitarian purposes only: the concrete for its high strength enabling it to withstand the heavy loads of the grains, and corrugated metal for its low cost and ease of construction to provide a weather-tight interior. These forms and materials are in sharp contrast to the modern architecture which represents the ever continuing growth of the City of Irvine.

The preservation of this rare and exceptional example of Irvine's rich agricultural heritage will increase in value as time goes on. The Granary which is very visible from the Santa Ana Freeway and surrounding areas, is large and impressive. It represents a distinctive style which instantly tells people of its function and importance during Orange County's significant agricultural period. The Granary/warehouse which has made a significant contribution to Orange County's broad patterns of history, was associated with persons significant to the County's history, and represents a distinctive style, period, and method of construction, is worthy of placement on the National Register of Historic Places as a building of exceptional importance.

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

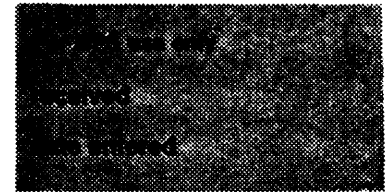
**National Register of Historic Places
Inventory—Nomination Form**

Irvine Bean Growers and Association Building

Continuation sheet

Item number 8-addendum

Page 1



SUMMARY PARAGRAPH

The Irvine Bean and Grain Growers Association Building Granary is a building of outstanding visual, architectural, historical and technological significance. As a 1947 addition to an 1895 warehouse and granary it has been recognized by prominent architectural and technological historians as a unique and important structure both to the Orange County area and a larger regional and perhaps National level. With such scholarly recognition, it is clearly eligible for listing as a building of exceptional importance on the National Register of Historic Places for the following reasons:

- 1.) It represents the last major structural investment in industrial agricultural processing in the Orange County area, and is part of a complex which was in continuous use from 1895 to the 1980's with particular reference to the period 1895 to the late 1940's. It is, therefore, a pivotal link in the agricultural history of the County, and nationally in terms of a classic and now fast disappearing American building type. The 1947 addition does, in fact, define the beginning of the end of a period of agricultural expansion in the Orange County area with the associated 1895 warehouse defining the beginnings of industrialized agricultural development.
- 2.) It is associated with the Irvine Ranch, the largest and most successful agricultural cooperative in the State of California, and is part of the progressive farming and leasing techniques forwarded by the Irvine family.
- 3.) It is a visual and architectural landmark due to its size, industrial type of construction and its close proximity to a major arterial freeway between Los Angeles and San Diego.
- 4.) It is a major monument to the use of reinforced concrete technology, and to sophisticated design techniques as applied nationwide to the processing of beans and grain. The entire complex is also a unique and significant juxtaposition of both nineteenth and state-of-the-art twentieth century agricultural technology.

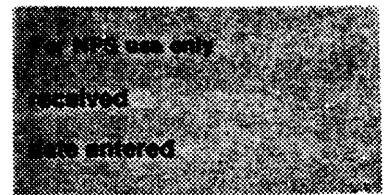
HISTORICAL BACKGROUND

The town of East Irvine was created in 1887 as a result of its proximity to transportation routes and as the nucleus of a tenant

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

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

Irvine Bean Growers and Association Building



Continuation sheet

Item number 8-addendum

Page 2

farming system established by the Irvine family. In exchange for permission to cross the Irvine Ranch, the railroad was required to locate a passenger and freight terminal in East Irvine. The location of these facilities was a key step in the development of the ranch as an agricultural center with the East Irvine area as the center of this development.

The ranch originally focused on sheep and cattle grazing, but as the tenant system expanded crop production also expanded to include olives, peas, oranges, lemons, walnuts, and most importantly---lima beans. The 1911 History of Orange County by Samuel Armor notes the bean industry was rapidly becoming one of the most important in the County, and that the growth of the industry began in 1886 as a 120 acre experiment on the Irvine Ranch. In 1895 the first warehouse was constructed at East Irvine, and by 1916 the value of the bean crop had exceeded that of the Valencia Orange.

The East Irvine townsite continued to serve as the major shipping point for the ranch during the 1920's and 1930's. By 1940, however, the agricultural acreage of Orange County had begun an inexorable decline. James Irvine II was advised at this time that bean production was beginning to be handled by bulk processing techniques, but he had initially resisted any change to this new method as he was concerned that his employees might suffer through loss of jobs if he eliminated the older sacking methods. Finally, however, economic pressures and the continually dropping agricultural acreage in the County dictated that modern farming techniques would have to be employed.

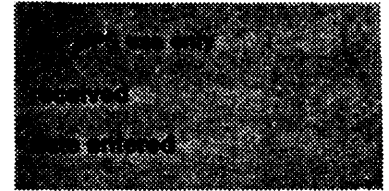
In the late 1940's a group of 53 farmers formed The Irvine Bean and Grain Growers Association with the express purpose of constructing a new granary and warehouse. Plans were prepared by the engineering firm of Moffat and Nichol, Inc., and the eventual cost of construction was \$300,000. It was and is the largest granary and warehouse in Orange County with a capacity of 160,000 bags, approximately one-eighth of the entire annual production of lima beans for the entire United States when first built.

Its construction bolstered the lima bean industry in Orange County, and it was undoubtedly the major reason for the continued production of the crop in the region until the mid-1960's. Its major historic significance is, however, the fact that its construction clearly defines the beginning of the end of the industry, and that it is a major contributing feature of the entire warehouse complex 1895-1947 which was of crucial

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

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

Irvine Bean Growers and Association Building



Continuation sheet

Item number 8-addendum

Page 3

importance to the development of the East Irvine townsite, the Irvine Ranch, and the agricultural history of Orange County.

JUSTIFICATION OF EXCEPTIONAL SIGNIFICANCE

The following points refer directly to those listed in the summary paragraph. They are a compilation both of general historic information and direct quotations from letters submitted by prominent architectural and technological historians regarding the granary. One point must be underscored, and that is that the warehouse and granary (1895-1947) has been previously recognized by scholars and professionals as significant. Dr. David Gebhard notes, the complex has been slated for inclusion in the new second volume of A GUIDE TO ARCHITECTURE IN SOUTHERN CALIFORNIA by Gebhard and Winter. Dr. Gebhard further notes that "while I certainly realize that we must exercise great care in considering more recent building complex (and additions to the National Register, we must also be equally careful that we do not eliminate many of America's highly significant buildings...". He concludes offering his strong support of the application stating that it would qualify "as a major example both regionally and nationally".

In addition, 1981 and 1984 environmental impact reports submitted to the California State Historic Preservation Office specifically state that the entire unit, including the 1947 addition, are clearly eligible both to the National Register of Historic Places and as a California State Historic Landmark.

Item #1

The 1947 addition is clearly the last major industrial agricultural investment in the Orange County area. This is of particular significance. Sarah Boutelle, architectural historian, notes that "when we come upon a pivotal link in agricultural history such as the 1947 concrete East Irvine Granary and Warehouse, we must speak for the building's identity and preservation.... The fact that the building adjoins an 1895 warehouse... underlines both the historical continuity and the technological changes in California agriculture at significant stages". Quite simply, the building is a major part of the whole complex, and that without it the unit would lack validity.

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

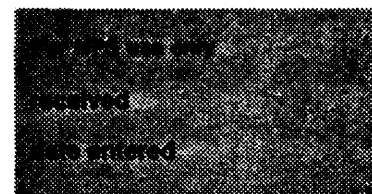
**National Register of Historic Places
Inventory—Nomination Form**

Irvine Bean Growers and Association Building

Continuation sheet

Item number 8—addendum

Page 4



In much the same manner Carrol Pursell, Professor and Historian of Technology, writes "I suppose the 1947 construction date might give pause to someone not raised (as I was) in Southern California, but its addition to an earlier structure plus the very recentness and rapid change in this area override that otherwise plausible reaction.... I have done a considerable amount of work in both Santa Barbara and Ventura counties, where beans were also a significant crop, and traces of this activity are all but dissapeared." In short, Dr. Pursell notes the significance of the 1947 addition, underlining the fact that it is one of the few remaining examples of its type not only in Orange County but in all of Southern California.

In conclusion, Reyner Banham, noted architectural historian and critic, writes that "over and above its local historical value, the Irvine Bean and Grain Growers warehouse has a strong claim to wider historical significance as a very late and sophisticated example of a classic American building type that was to go out of vogue within a few years of its completion". The 1947 addition is therefore, not only significant as the last major example at a local level, but can be squarely placed in the mainstream of American agricultural and industrial architecture.

Item #2

The 1947 addition, like the rest of the East Irvine townsite, is clearly associated with both the Irvine Ranch, the Irvine family, and the tenant farming system. As such, the building is a direct contributing feature to the broad growth and development patterns that have shaped the history of the County and the region. Ms. Boutelle notes that "The Irvine Bean and Grain Growers Association was a cooperative which resulted from the Irvine family's emphasis on leasing land to farmers rather than selling it. The Association was specifically formed to build the structure under consideration, the largest warehouse of any kind in Orange County, and it was able to prosper for ten years. It was a remarkable step, albeit a final one, in this aspect of Southern California's agricultural history".

Dr. David Gebhard writes, that "Complexes devoted to agricultural processing are without question in my mind, one of the most significant industrial building types in California...". He concludes that the 1947 granary "is indeed one of those major landmarks...for what it indicates relating to the rapid changes in land use in Orange County".

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

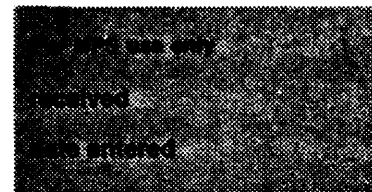
**National Register of Historic Places
Inventory—Nomination Form**

Irvine Bean Growers and Association Building

Continuation sheet

Item number 8—addendum

Page 5



In brief, the granary addition is placed directly in the mainstream of the history of California agriculture as well as at a more local level in Orange County.

Item #3

The building is clearly a visual landmark due to its size, industrial design, and its proximity to a major arterial freeway. Dr. Gebhard notes that "the very size of this building complex would qualify it as a major example both regionally and nationally". Dr. Pursell writes, "The very monumental nature of this building, and its proximity to the freeway from which it is very visible, make it a special object for Orange County".

Sarah Boutelle summarizes, "Simplicity and straightforwardness created an elegantly realized example of agro-industrial architecture. The characteristic late forties functionalism omitted ornamental details in architecture and the Granary follows this style". She concludes, "Here is a monument from the last cry of an industry little known today, and it can be easily seen and appreciated as a sturdy landmark of its region. It serves as a grand finale to the agricultural base of Southern California, a part of national heritage all but erased".

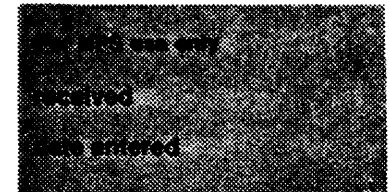
Reyner Banham, in a summary of the architectural quality of the building adds, "The warehouse, as a mechanically serviced storage building stands in a peculiarly American tradition of technical development, in which the means of moving and handling the stored products are clearly integrated into the design of the the building and to some extent determine its form".

Briefly, the buildings design and its high visibility are reflective of a more nationwide and truly "American" tradition. It is the last major example of its type in the region, defining a significant style of design which can be placed in a nationwide context.

Item #4

One of the major points of significance of the 1947 Granary is its use of both reinforced concrete and the application of sophisticated technology in the processing and storage of grain. In addition, the entire complex (1895-1947) represents the full range of both nineteenth and twentieth century agricultural technology.

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



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

Irvine Bean Growers and Association Building

Continuation sheet

Item number 8--addendum

Page 6

Dr. Gebhard notes, "Another area which is extremely important to Southern California has to do with reinforced concrete... the 1947 Granary ...is indeed one of those major landmarks in the sense of reinforced concrete technology, [and] in the the sense of what it represents in the way of agricultural technology...".

Dr. Pursell adds, "It is quite appropriate that the single most important monument to the agricultural era of Orange County is not a stone barn or quaint Italianate dwelling, but an almost high tech marvel of modern materials, process, and purpose".

Dr. Banham has written widely on both technology and industrial architecture, and his comments are extremely well focused. He notes, "By 1947, when the warehouse was designed and built, this particular tradition [American] had reached a high level of sophistication, particularly in designing for maximum structural economy". This is evidenced in the use of hexagonal bins which eliminate the presence of interstitial spaces, and the employment of a simple concrete lip to support the metal headworks. He also notes that the building is an interesting juxtaposition of modern, traditional, and modernized older technologies through the use of open trussed joints and the "Paternoster" elevator.

He concludes, that "much of the importance of the warehouse as a monument depends upon the representation it offers of the very last stage of a particular configuration of constructive and mechanical technologies...firstly, because few of the individual technologies were to develop much beyond the condition shown here; and, secondly, because the total concept of the storage facility as a system of bins was just about due for abandonment at this time". The building does, therefore, clearly define not only the end of a local or regional period of development, but can also be placed directly in relationship to all American agricultural technology.

In summary, the Irvine Bean and Grain Growers 1947 Warehouse is clearly eligible for listing as a building of exceptional significance under Criterion A (Items #1 and 2), and Criterion C (Items #3 and 4). As Dr. Banham concludes, "The case for its preservation thus goes beyond the confines of the Irvine properties, but for that very reason give greater historical significance to the site where it now stands".

United States Department of the Interior
National Park Service

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

For NPS use only
received 5 14 1985
date entered

Continuation sheet

Item number 9

Page 1

BIBLIOGRAPHY

"Santa Ana Register", November 28, 1980

"Los Angeles Times", June 24, 1980

"The Daily Pilot", November 12, 1978

Buenwiedoes, Bueno Amigos Irvine Company pamphlet - 1964

The Way It Was, The Land and Its History Barbara Conn

Legacy, The Orange County Story Santa Ana Register

The American West Howard R. Lamar, Editor

Irvine, The Birth of A City Coast Media News Group

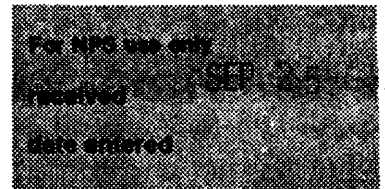
The Irvine Ranch Robert Cleland

Bears to Briquets James Sleeper

Sand Canyon Avenue Study 1981 Judy Liebeck

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

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



Irvine Bean and Growers Association Building
Continuation sheet

Item number 9 - addendum Page 1

BIBLIOGRAPHY

History of Orange County, Samuel Armor 1921.

Irvine Community Information Directory, 1982.

The Irvine Company Fact Sheet.

Daily Pilot, 2/20/84.

Santa Ana Register, 8/25/47, 2/3/49, 3/29/84, 11/4/84, 8/12/76, 2/2/69, 1/10/85.

Los Angeles Times, 8/25/47, 10/29/49, 5/30/85, 1/14/70, 7/24/84, 9/19/84.

Interview with Judy Liebeck, Irvine historian and past President of the Irvine Historical Society.

Historic East Irvine, Irvine Historical Society.

Irvine - A City on Rancho San Joaquin, Don Meadows.

Portrait of a Small Town - Eighty Years in Progress - Irvine, California, Jim Sleeper.

Orange County Business Digest, March 1969.

Orange County - Its Economic Growth, 1940-1980.

Southern California Laboratories, Stanford Research Institute, South Pasadena, California.

History of Orange County, Samuel Arbor, 1911.

Orange County Almanac - Third Addition, Jim Sleeper, 1982.

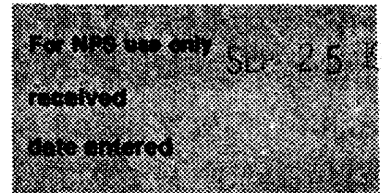
Fifty Years in Old El Toro, Joe Osterman.

A Manual of Orange County History, Charles Edward Parker, 1964.

History of Orange County, California, Adelina Pleasants, 1931.

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

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



Irvine Bean and Growers Association Building
Continuation sheet

Item number 9 - addendum Page 2

The Irvine Ranch, Robert Glass Cleland, 1952.

Orange County Through Four Centuries, Leo Friis, 1965.

Double Life of Orange County, S. Zalaznick, October 1985.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only

received AUG 14 1985
date entered

Continuation sheet

Item number

Appendix

Page 1

APPENDIX

**A GENERAL HISTORY OF THE IRVINE RANCH
AND THE COMMUNITY OF EAST IRVINE**

At one time almost all of the land in the heart of Orange County, from the ocean to the Santa Ana Mountains, was owned by one man, James Irvine. His 125,000 acres represented a quarter of Orange County lands. A swath of land eight miles wide, from east to west, and 22 miles long became Irvine's property in 1876 when he brought out his three partners.

The Indian Period

Juaneo and Gabrieleno Indians once roamed the land which was to become the Irvine Ranch. It was a major center of Indian population, according to archeologists. Numerous sites of Indian activity were located in the foothills to the east and along the beach. An Indian burial ground was located on what is now the site of the Rancho San Joaquin golf course. A major Indian trading center thrived where Irvine is now located and was called Tomato Springs.

Don Gasparde de Portola passed through the area in July of 1769 and set up camp near what is now San Clemente. Father Gomez, one of that party of friars, soldiers, muleteers, servants and Indians discovered Tomato Springs. Tomato Springs is located in the northeastern section of the original ranch.

The Rancho Period 1810-1860

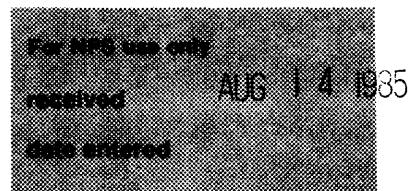
Three ranches were combined to create the Irvine Ranch which was originally called the San Joaquin Ranch:

Rancho I - Rancho Santiago de Santa Ana In 1810 the Spanish governor of California granted 62,516 acres on the east bank of the Santa Ana River to Jose Antenio Yorba and his partner and nephew, Juan Peralta. They named the ranch Rancho Santiago de Santa Ana. Yorba and Peralta were two of only a few private citizens granted land by the Spanish government. This was a privilege generally reserved for only military personnel.

Rancho II - Rancho San Joaquin When Mexico won its independence from Spain in 1821, the area south of the Rancho Santiago de Santa Ana was still part of the vast mission property system. Twelve years later, in 1833, Mexican authorities secularized all of the Mission properties and opened the land to settlers. Jose Sepulveda received two land grants from which he formed the Rancho San Joaquin. The 48,803 acres were combined from the Cienega de los Ranos (swamp of the frogs) granted in 1837 and the Bolsa de San Joaquin grant of 1842. According to historian Jim Sleeper, Sepulveda became the "richest man in Southern California". He and other ranchers supplied hides, tallow and fresh beef for the miners in the gold fields. Rancho San Joaquin was the future site of the community that was to become East Irvine.

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

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



Continuation sheet

Item number

Appendix

Page 2

Rancho III - Rancho Lomas de Santiago Pio Pico worked feverishly to divide the last of the mission land to be given to Mexican citizens before the United States annexed California. On July 7, 1846, Teodosio Yorba was granted the lands he called the Rancho Lomas de Santiago. The ranch was comprised 47,227 acres and was located immediately to the north of the San Joaquin Ranch. On the same day a small force of U.S. Marines seized Monterey and raised the stars and stripes.

For several years the ranches flourished and the ranchers and their families led a busy and aristocratic life. A drought hit Southern California in 1863 and 1864 and many ranchers went bankrupt as huge herds of cattle perished from thirst. Personal problems and poor management forced some ranchers to liquidate their holdings.

The Formation of the Ranch 1860-1876

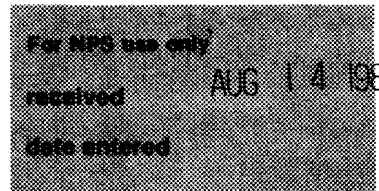
Pioneer trapper and Indian fighter, William Wolfskill, purchased all of Teodosio Yorba's Rancho Lomas de Santiago and a portion of the Rancho del Santa Ana in 1860. Wolfskill is the man credited with establishing the first commercial orange grove in California.

In the early 1860's four former miners, looked to southern California for inexpensive land on which to raise their expanding herd of sheep. (The Civil War had created a great demand for wool for uniforms.) Their names were Dr. Benjamin Flint, Thomas Flint, Leewellyn Bixby, and James Irvine. It took three years to acquired all of the lands to create their ranch. Jose Sepulveda, in financial trouble, sold the Rancho San Joaquin to Flint, Bixby and Company for \$18,000. (November and December of 1864). Another 12,155 acres was acquired from the Rancho Santiago de Santa Ana. The company joined in a lawsuit brought by a wealthy rancher Abel Sterns, seeking desolution of the rancho. Sterns and the company won and on September 12, 1868 received 12,155 acres. In 1866 Flint, Bixby and Company purchased William Wolfskills Rancho Lomas de Santiago for \$7000. 168 square miles, or 108,000 acres formed the new ranch. Later additions raised the amount of acreage to 125,000 acres. The ranch was called Rancho San Joaquin for the first nine years of its operation.

Thousands of Merino sheep were moved to the ranch and large scale wool production commenced. Under the management of C.E. French, the ranch did well at first. However, in 1871, a drought killed thousands of sheep. Generally the ranch was plagued by squatters and hobos. Taxes were on the rise and the absentee landlords neglected the land. As their interest declined James Irvine was able to purchase all of his partners interests in the land for \$150,000. (September 27, 1876).

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form



Continuation sheet

Item number

Appendix

Page 3

The Grazing and Ranching Period

James Irvine was also an absentee landlord who experienced many difficulties including the droughts of 1876 and 1877 as well as frequent lawsuits. Because Collis Huntington wanted to extend his Southern Pacific Railroad across the ranch, he convinced the U.S. Government to sue Irvine, challenging the ownership of the Rancho Lomas de Santiago. In 1878 the suit was dismissed.

James Irvine died in San Francisco on March 15, 1886. His estate was valued at \$1,283,181.01. His only child, James Irvine II was to inherit the estate on his 25th birthday, October 16, 1892. In 1885 it was noted that he and a friend rode "high wheelers" from San Francisco to San Diego and stopped at the ranch for a good view of his inherited property. From 1886 until 1892 a group of trustees, under the chairmanship of James Irvine's Uncle George, ran the ranch. George planted olive and walnut groves and rows of eucalyptus trees along the roads and throughout the property. These windrows, over 200 miles long, shielded the crops from the Santa Ana winds. Some are still surviving today and can be seen from the Santa Ana freeway.

In 1887, the Southern Pacific Railroad attempted to lay tracks across the ranch. They conveniently picked a weekend when the courts were closed and the Irvines could not obtain an injunction. A group of armed men, led by George Irvine met the railroad crew and, brandishing loaded rifles, chased them from the land permanently.

The Founding of East Irvine

When the trustees awarded land for a railroad across the ranch (northwest to southeast), they dedicated a site for a depot, warehouse and sidetracks. The San Bernardino and San Diego Railroad, part of the Santa Fe system, received the right of way on April 25, 1887. The depot land was at the junction of U.S. Highway 101 and the road to Laguna Beach. A warehouse, owned by Newmark and Edwards was built there in 1889. The foundations are still visible on the north side of Sand Canyon Avenue. That same year a school was built for the local children.

The ranch was changing from grazing use to an agricultural one and the new town was to become the economic center of the ranch. It was the nucleus of the tenant farming system set up by James Irvine II. This system allowed the ranch to remain in almost one piece for 90 years.

The Agricultural Period

In 1892 James Irvine II (known as J.I.) married Frances Anita Plum of San Francisco. While on his honeymoon, fellow travelers told J.I. of the benefits of incorporating under the laws of West Virginia. On June 4, 1894 he formed the Irvine Company. At that time the ranch contained 103,000 acres.

**United States Department of the Interior
National Park Service
National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received AUG 14 1985
date entered

Continuation sheet

Item number

Appendix

Page 4

J.I. was on the ranch alone in 1906 when he heard the news of the earthquake in San Francisco. He rushed to San Francisco by train and found his family safe, but his San Francisco properties had suffered serious damage. The family moved to Orange County permanently as a result of the quake but retained much of the San Francisco business property.

J.I. approached genius as an agronomist. From each of his many trips overseas he brought new plants to try in the ranch. During the 1890's the ranch accomplished an evolution from pasture land to field crops including potatoes, wheat, barley, and beans. During the early 1840's lima beans became an important crop after they were introduced from Ventura County. The Irvine Ranch produced olives, peas, orange, lemons, apricots, asparagus, strawberries, avocados, sheep and cattle during J.I.'s life time.

By the turn of the century, leaseholds occupied much of the land. Leases were made on an annual basis, and only to good farmers and people of moral character. Fathers were sometimes succeeded by sons as many leases were renewed from generation to generation.

In 1906 C.E. Utt and Sherman Stevens leased a thousand acres of land from Irvine. The three formed a partnership called the San Joaquin Fruit and Investment Company. They planted 600 acres to walnuts and apricots and 400 acres of oranges and lemons. The Irvine Company itself planted hundreds of acres of oranges and lemons. The Frances Packing House, now demolished was built in 1916, near Tustin.

The major communities surrounding Irvine were created from tracts of land sold by Irvine to their developers. The Mc Fadden Brothers were the first to buy land from the Irvine Ranch. In 1875 they purchased the land that was to become Newport Beach and built a successful wharf. In 1886 Columbus Tustin and N.A. Stafford purchased 1300 acres to found the now thriving City of Tustin. William Spurgeon, in 1888, bought a parcel of land and called in Santa Ana. The Townsend-Dayman Investment Company paid \$150. an acre for land that was to become Corona del Mar.

The Town Grows

Meanwhile, the town of East Irvine was given its name of "Myford" because there was a town in Northern California already named Irvine, the ranch town was named for J.I.'s infant son. However, in 1914, the Northern town changed its name and, "Myford" was changed to "Irvine". Today it is called "East Irvine" to differentiate from the "new" Irvine growing all around it. This change was made in 1968 at the request of University of California at Irvine.

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

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

For NPS use only
received
date entered
AUG 14 1985

Continuation sheet

Item number

Appendix

Page

5

By 1916 the community contained a store and post office, a hotel, bean and grain processing facilities built in the 1890's, a grade school, a railroad depot, and a blacksmith shop. A few tenant bungalows lined Laguna Canyon Road. In 1929 Laguna Canyon Road was realigned. Long known as a dangerous intersection the change was made after a prominent Los Angeles citizen was killed at the crossing. Central Avenue was changed to Sand Canyon Avenue. Laguna Canyon Road was straightened to run parallel to the tracks, crossing Sand Canyon Avenue several hundred feet to the east of the original crossing. The hotel was turned around on its foundation to face the new Highway 101.

The Generosity and Pioneering Spirit of "J.I." Irvine

J.I. spent 55 years of his life running the Irvine Ranch. During those years he was exceptionally generous to Orange County, fair to his large group of tenant farmers, and often helped struggling inventors with new ideas. An 160 acre oak grove, long used as picnic grounds for County residents, was deeded to the County of October 5, 1897. Being very modest, Irvine insisted the park be named Orange County Park. However, in 1928 the Board of Supervisors renamed it Irvine Park.

In 1909, Glenn Martin, a local aviator was encouraged by J.I. to use a portion of the ranch as a runway for pioneer aviation experiments. J.I. sometimes rode with Martin in his plane. Glenn Martin went on to become a famous airplane manufacturer. Eddie Martin (no relation to Glenn) leased land from Irvine in the early 1920's and started the Orange County Airport (now John Wayne Airport).

James Irvine III assisted his father in donating land for a camp for children with tuberculosis in 1926. The camp facilities would allow all children with the disease to take advantage of a healthy, rural environment. Ironically, he died of the illness himself in 1935.

The years of the 1920's led The Irvine Company to introduce a major program of water conservation. A water system was created by building dams and reservoirs in the hills. Lambert Reservoir was built in 1929, Santiago Canyon Dam in 1932, Neter's Canyon Dam #1 and Laguna Canyon Dam #2 in 1940, Sand Canyon Dam in 1942, and Syphon Canyon Dam in 1948-49.

1923 brought Albert Michelson to the Irvine Ranch to conduct experiments involving the speed of light. Using a tube a mile long, he measured the speed of light with the highest degree of accuracy ever achieved. His work helped substantiate Einstein's theory of relativity and earned him the Nobel Prize. He was the first American scientist to win this high honor.

Several movies were filmed on the ranch. Probably the most famous was "All's Quiet on the Western Front" in 1930.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received AUG 14 1985
date entered

Continuation sheet

Item number Appendix

Page 6

The Laguna Festival Of Arts and Pageant Of The Masters needed a permanent home, and in 1932 Irvine donated land in the town of Laguna to build the Irvine Bowl.

In 1934 Oscar Huffine and James Irvine built a salt works at the head of Newport's back bay.

During the Depression, James Irvine became known for his leniency where lease payments were concerned. He made sure that fruits, vegetables and meats were available regardless of a person's ability to pay. After his son James Irvine III died, J.I. formed the James Irvine Foundation to help needy people. 54% of every dollar declared as a dividend by the Irvine Company went to charity.

The early 1940's brought a big change to Southern California and the Irvine Ranch. With the need for camps for all branches of the military came the creation of both the El Toro Marine Air Station situated on 2,318 acres of valuable land and the Tustin Lighter-Than-Air Station which was built on 1600 acres. At the Lighter-Than-Air Station two giant hangers were used to house blimps. Irvine received \$100,000. for the properties.

In 1947, at the age of 80 J.I. died while on a fishing trip to Montana. The Irvine Ranch at that time consisted of 88,256 acres of land.

Contributions of Myford Irvine

Myford Irvine, J.I.'s only remaining son, had little interest in ranch life. He took over the management of his father's San Francisco offices and watched over the family's stocks and bonds. The Irvine Company was controlled by the Irvine Foundation, but Myford, 49, took over as president of the Company. Myford is known for his development of several expensive subdivisions in Laguna Beach and Newport Beach: Irvine Terrace, the Irvine Coast Country Club, Cameo Shores, Cameo Highlands, Harbor View Hills, Harbor Highland, Westcliff, Baycrest, and Irvine Cove. These developments were unique in that they were built on leased land. Thus individuals built and owned their own homes, but The Irvine Company owned the land.

Myford was a charitable, sociable, and unpretentious man. On January 11, 1959, he was found dead in the basement of the Irvine Mansion, a victim of gunshot wounds. Although the circumstances were suspicious, the coroner ruled his death a suicide.

Many Orange County residents remember Myford Irvine as the man who brought the world wide Boy Scout Jamboree to Irvine in 1953. He contributed \$250,000 and provided the site. Jamboree Road remains today the last physical reminder of that significant event.

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

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

| | |
|------------------|-------------|
| For NPS use only | |
| received | AUG 14 1985 |
| date entered | |

Continuation sheet

Item number

Appendix

Page 7

University of California at Irvine

On September 30, 1960, The Irvine Company signed a deed for 1000 acres of Irvine property, given as a gift to the State of California. The University of California at Irvine opened in 1965 and has grown in prominence among educational institutions.

Conclusion

The Irvine Ranch has grown from a sprawling cattle ranch, rich in early California history, to a City of 74,500. The eventual population will be approximately 210,000.

Now one of the largest master planned communities in the world, it passed through the very significant agricultural period as a giant in that industry. The tenant farming systems, or which East Irvine was the economic center, enabled the ranch to remain basically intact through years of County development.

After restoration, the building will retain its original character and atmosphere. Its wood, shingle, corrugated metal and concrete buildings will provide a stimulating contrast to the miles of new tract homes and and high-rise steel and glass buildings. The building will remain as a daily reminder of the significant heritage of the Irvine Ranch.

BURT ROAD

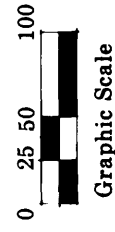
SAND CANYON AVE.

PROJECT BOUNDARY

AT & SF R.R.

LOCATION MAP

IRVINE BEAN and GROWERS ASSOCIATION BUILDING



IRVINE BEAN AND GROWERS ASSOCIATION BUILDING

14972 Sand Canyon Avenue
Irvine, Orange County, California