
National Park Service
Cultural Landscapes Inventory
2003



Caire-Gherini Ranch Historic District
Channel Islands National Park

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Executive Summary

General Introduction to the CLI

The Cultural Landscapes Inventory (CLI) is a comprehensive inventory of all historically significant landscapes within the National Park System. This evaluated inventory identifies and documents each landscape's location, physical development, significance, National Register of Historic Places eligibility, condition, as well as other valuable information for park management. Inventoried landscapes are listed on, or eligible for, the National Register of Historic Places, or otherwise treated as cultural resources. To automate the inventory, the Cultural Landscapes Automated Inventory Management System (CLAIMS) database was created in 1996. CLAIMS provides an analytical tool for querying information associated with the CLI.

The CLI, like the List of Classified Structures (LCS), assists the National Park Service (NPS) in its efforts to fulfill the identification and management requirements associated with Section 110(a) of the National Historic Preservation Act, NPS Management Policies (2001), and Director's Order #28: Cultural Resource Management (1998). Since launching the CLI nationwide, the NPS, in response to the Government Performance and Results Act (GPRA), is required to report on an annual performance plan that is tied to 6-year strategic plan. The NPS strategic plan has two goals related to cultural landscapes: condition (1a7) and progress on the CLI (1b2b). Because the CLI is the baseline of cultural landscapes in the National Park System, it serves as the vehicle for tracking these goals.

For these reasons, the Park Cultural Landscapes Program considers the completion of the CLI to be a servicewide priority. The information in the CLI is useful at all levels of the park service. At the national and regional levels it is used to inform planning efforts and budget decisions. At the park level, the CLI assists managers to plan, program, and prioritize funds. It is a record of cultural landscape treatment and management decisions and the physical narrative may be used to enhance interpretation programs.

Implementation of the CLI is coordinated on the Region/Support Office level. Each Region/Support Office creates a priority list for CLI work based on park planning needs, proposed development projects, lack of landscape documentation (which adversely affects the preservation or management of the resource), baseline information needs and Region/Support office priorities. This list is updated annually to respond to changing needs and priorities. Completed CLI records are uploaded at the end of the fiscal year to the National Center for Cultural Resources, Park Cultural Landscapes Program in Washington, DC. Only data officially entered into the National Center's CLI database is considered "certified data" for GPRA reporting.

The CLI is completed in a multi-level process with each level corresponding to a specific degree of effort and detail. From Level 0: Park Reconnaissance Survey through Level II: Landscape Analysis and Evaluation, additional information is collected, prior information is refined, and decisions are made regarding if and how to proceed. The relationship between Level 0, I, and II is direct and the CLI for a landscape or component landscape inventory unit is not considered finished until Level II is complete.

A number of steps are involved in completing a Level II inventory record. The process begins when the CLI team meets with park management and staff to clarify the purpose of the CLI and is followed by historical research, documentation, and fieldwork. Information is derived from two efforts: secondary sources that are usually available in the park's or regions' files, libraries, and archives and on-site landscape investigation(s). This information is entered into CLI database as text or graphics. A park report is generated from the database and becomes the vehicle for consultation with the park and the

SHPO/TPO.

Level III: Feature Inventory and Assessment is a distinct inventory level in the CLI and is optional. This level provides an opportunity to inventory and evaluate important landscape features identified at Level II as contributing to the significance of a landscape or component landscape, not listed on the LCS. This level allows for an individual landscape feature to be assessed and the costs associated with treatment recorded.

The ultimate goal of the Park Cultural Landscapes Program is a complete inventory of landscapes, component landscapes, and where appropriate, associated landscape features in the National Park System. The end result, when combined with the LCS, will be an inventory of all physical aspects of any given property.

Relationship between the CLI and a CLR

While there are some similarities, the CLI Level II is not the same as a Cultural Landscape Report (CLR). Using secondary sources, the CLI Level II provides information to establish historic significance by determining whether there are sufficient extant features to convey the property's historic appearance and function. The CLI includes the preliminary identification and analysis to define contributing features, but does not provide the more definitive detail contained within a CLR, which involves more in-depth research, using primary rather than secondary source material.

The CLR is a treatment document and presents recommendations on how to preserve, restore, or rehabilitate the significant landscape and its contributing features based on historical documentation, analysis of existing conditions, and the Secretary of the Interior's standards and guidelines as they apply to the treatment of historic landscapes. The CLI, on the other hand, records impacts to the landscape and condition (good, fair, poor) in consultation with park management. Stabilization costs associated with mitigating impacts may be recorded in the CLI and therefore the CLI may advise on simple and appropriate stabilization measures associated with these costs if that information is not provided elsewhere.

When the park decides to manage and treat an identified cultural landscape, a CLR may be necessary to work through the treatment options and set priorities. A historical landscape architect can assist the park in deciding the appropriate scope of work and an approach for accomplishing the CLR. When minor actions are necessary, a CLI Level II park report may provide sufficient documentation to support the Section 106 compliance process.

Park Information

Park Name:	Channel Islands National Park
Administrative Unit:	Channel Islands National Park
Park Organization Code:	8120
Park Alpha Code:	CHIS

Property Level And CLI Number

Property Level:	Component Landscape
Name:	Caire-Gherini Ranch Historic District
CLI Identification Number:	725080
Parent Landscape CLI ID Number:	725483

Inventory Summary

Inventory Level:	Level II
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Completion Status:

Level 0

Date Data Collected - Level 0:	12/12/1997
Level 0 Recorder:	Rick Dorrance
Date Level 0 Entered:	12/12/1997
Level 0 Data Entry Recorder:	Rick Dorrance
Level 0 Site Visit:	Yes

Level II

Date Level II Data Collected:	1/31/2003
Level II Data Collection	Kathleen Fitzgerald, Shaun Provencher
Date Level II Entered:	6/18/2003
Level II Data Entry Recorder:	Kathleen Fitzgerald, Shaun Provencher
Level II Site Visit:	Yes
Date of Concurrence	2/23/2004

Component Landscape Description

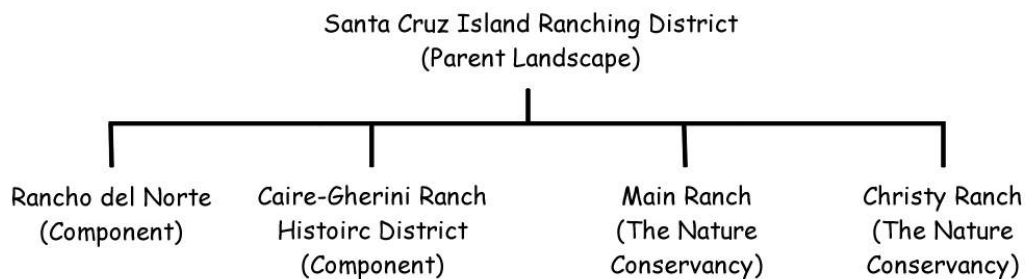
The Caire-Gherini Ranch Historic District is an approximately 6,253-acre vernacular ranching landscape on the eastern side of Santa Cruz Island in Channel Islands National Park. The east end of Santa Cruz Island is physically characterized by the steep and rough slopes of El Montañon to the west; sheer cliffs dropping into the Pacific Ocean to the north, south, and east; and dozens of canyons. Open grasslands typify the upland areas while woody vegetation is found in the canyons. Surrounded by the ocean and the El Montañon ridge, the ranch was historically accessed primarily through water landing in the harbor at Scorpion Ranch and on foot over El Montañon. The ranch collection of corrals, troughs, fences, residences, outbuildings, dry-laid rock structures, and orchards forms a discrete isolated landscape on an already isolated island.

The ranch complex appears today much as it did during the period of significance of 1880 to 1937 when the ranch was initially laid out and occupied by the Caire family and their employees, and later by the Gherini family. This period encompasses the construction of the major developments at the ranch including the roads, structures, fencelines, and landscape vegetation when the ranch was most productive and viable. Natural systems and features, spatial organization, vegetation, circulation, buildings and structures, cluster arrangement, and small-scale features are contributing characteristics of the ranching landscape. Land use does not contribute as the sheep ranching ceased in 1984, however the 9,000 sheep were not completely removed from the island until 2000. Topography does not contribute due to the extensive movement of soil and rocks during major flooding in 1997.

The Caire-Gherini Ranch Historic District is locally significant under Criterion A in the thematic context of “Developing the American Economy” in the area of “Agriculture, Animal Husbandry (Cattle, Horses, Sheep, Hogs, Poultry)” and retains integrity according to the National Register of Historic Places’ standards which defines integrity through location, design, setting, materials, workmanship, feeling and association. Overall, the landscape is in fair condition.

Cultural Landscapes Inventory Hierarchy Description

The Caire-Gherini Ranch Historic District is a component landscape of the Santa Cruz Island Ranching District parent landscape. The ranching district is composed of the entire island of Santa Cruz, including properties owned by both The Nature Conservancy and the National Park Service, including the waters and submerged lands within a one-mile radius of the shore. At the east end of the 64,000-acre island, the Caire-Gherini Ranch Historic District represents a physically distinct landscape that was developed at different times and with different land uses than the western portion of the Santa Cruz Island Ranching District. The Caire-Gherini Ranch Historic District's spatial development as a sheep ranching center within the larger, island-wide ranching system distinguishes the complex from the parent landscape.



Location Map



General location of Santa Cruz Island and the other Channel Islands (Harpers Ferry Center, Department of Publications, www.nps.gov/carto/CHISview.html).

Boundary Description

The boundary of the Caire-Gherini Ranch Historic District landscape encompasses all the features east of El Montañon ridge fenceline to the island's shoreline. Initially, El Montañon provided a formidable natural boundary between East and West Santa Cruz Island. During the Caire era, the landscape east of El Montañon proved excellent for development of the sheep ranching center further separating the two portions of the island, while the ridge provided a boundary for the legal separation of the island. The current landscape boundary also follows historic land ownership patterns established in 1925.

Regional Context

Political Context

The Caire-Gherini Ranch Historic District is located on Santa Cruz Island within the Channel Islands National Park in Santa Barbara County, California. Ownership of Santa Cruz Island is divided between The Nature Conservancy and the National Park Service. The Nature Conservancy owns and manages the western 76% of the island. The eastern 24%, including the Caire-Gherini Ranch Historic District, is owned and managed by the National Park Service (<http://www.nps.gov/chis/scipage.htm>, accessed March 13, 2003). The portion east of El Montañon was transferred to the National Park Service by Maria and Ambrose Gherini's descendents, between 1990 and 1997.

Cultural Context

The Island Chumash occupied Santa Cruz Island until the 1820s, with a highly complex society dependent on marine harvest, craft specialization, and trade with mainland tribes. Spanish explorers, notably Juan Rodriguez Cabrillo and Sebastian Vizcaino, recorded attributes of the island during the sixteenth and seventeenth centuries but left the native occupants relatively unmolested. However, the arrival of Europeans soon affected native groups through the Americas. Diseases common in Europe quickly spread among the Native peoples, who had no disease resistance. By 1807, a measles epidemic killed more than 200 Chumash on Santa Cruz and Santa Rosa Islands. Between 1814 and 1816, many of the Chumash from Santa Cruz left for Mission San Buenaventura and Mission Santa Barbara. The emigration was followed by drought and more disease which, combined with the disruption of the mercantile exchange system, led to a second, large migration in 1820. Santa Cruz Island has long been of interest to archeologists and paleontologists who have made excavations on the island since the late 1800s.

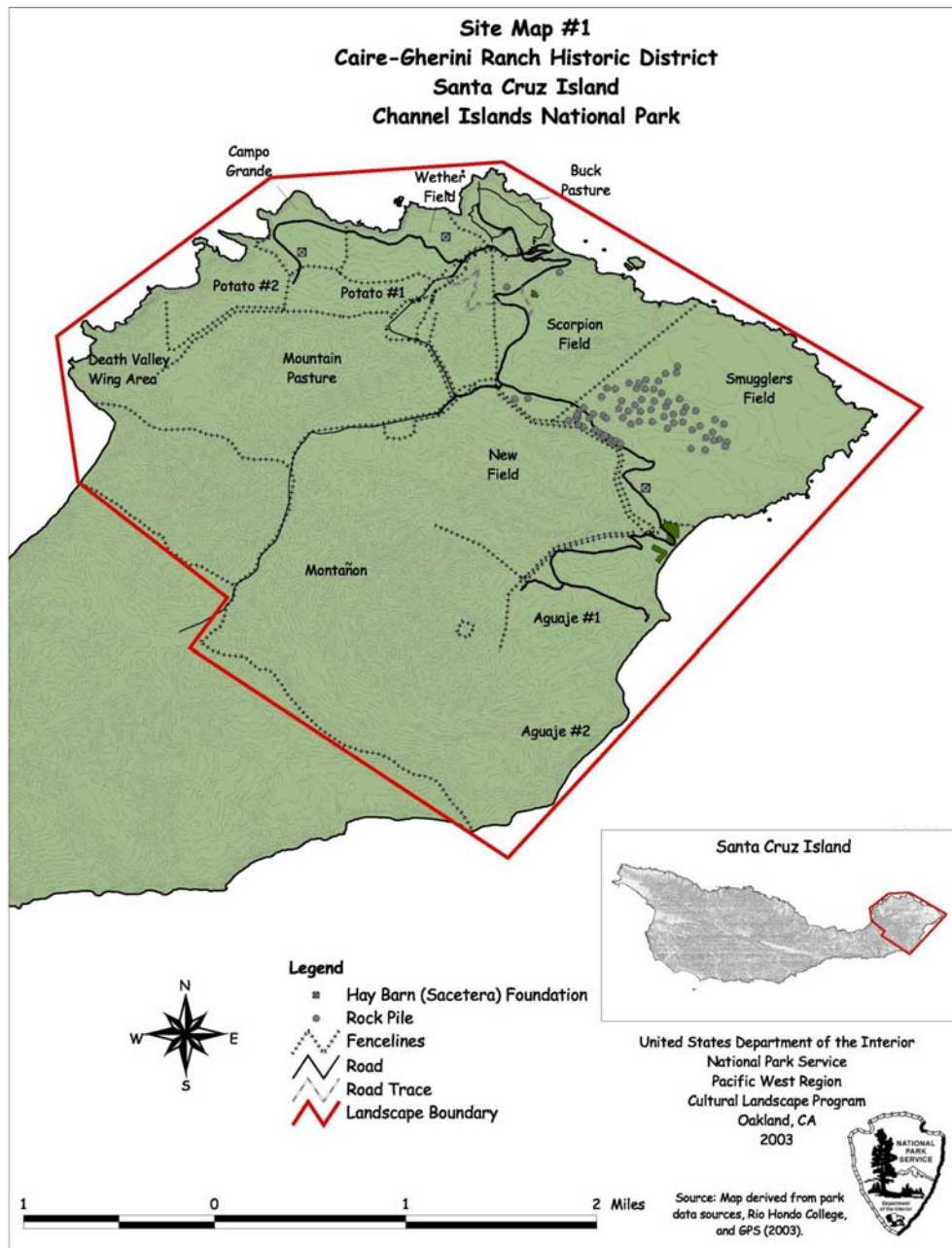
Originating with the first domestic animals brought by Franciscan missionaries in 1765, livestock ranching began as the missions, pueblos, and presidios of early Alta California kept herds of cattle and flocks of sheep. In the first half of the nineteenth century, a demand for hides and tallow in the eastern United States and Europe brought income to Mexican land grantees and settlers of various backgrounds. Yet, the focus of the cattle industry changed mid-century with the Gold Rush and statehood, which elicited a need for beef and dairy products. At the same time a continuing need for wool only increased. Around this time, the first known livestock was placed on the island in 1852 by James Barron Shaw. The ranching industry also realized the need for planted range feed and began to plant alfalfa and other forage crops to supplement or replace native grasses and forbs. A drought in 1863-64 devastated the state's livestock industry and contributed to the breakup of the ranchos. Following the drought, sheep and beef producers generally regrouped on smaller parcels of land, the sheep industry faltered and then largely failed by the turn of the century (Livingston, 2002 and Burcham, 1956).

Physiographic Context

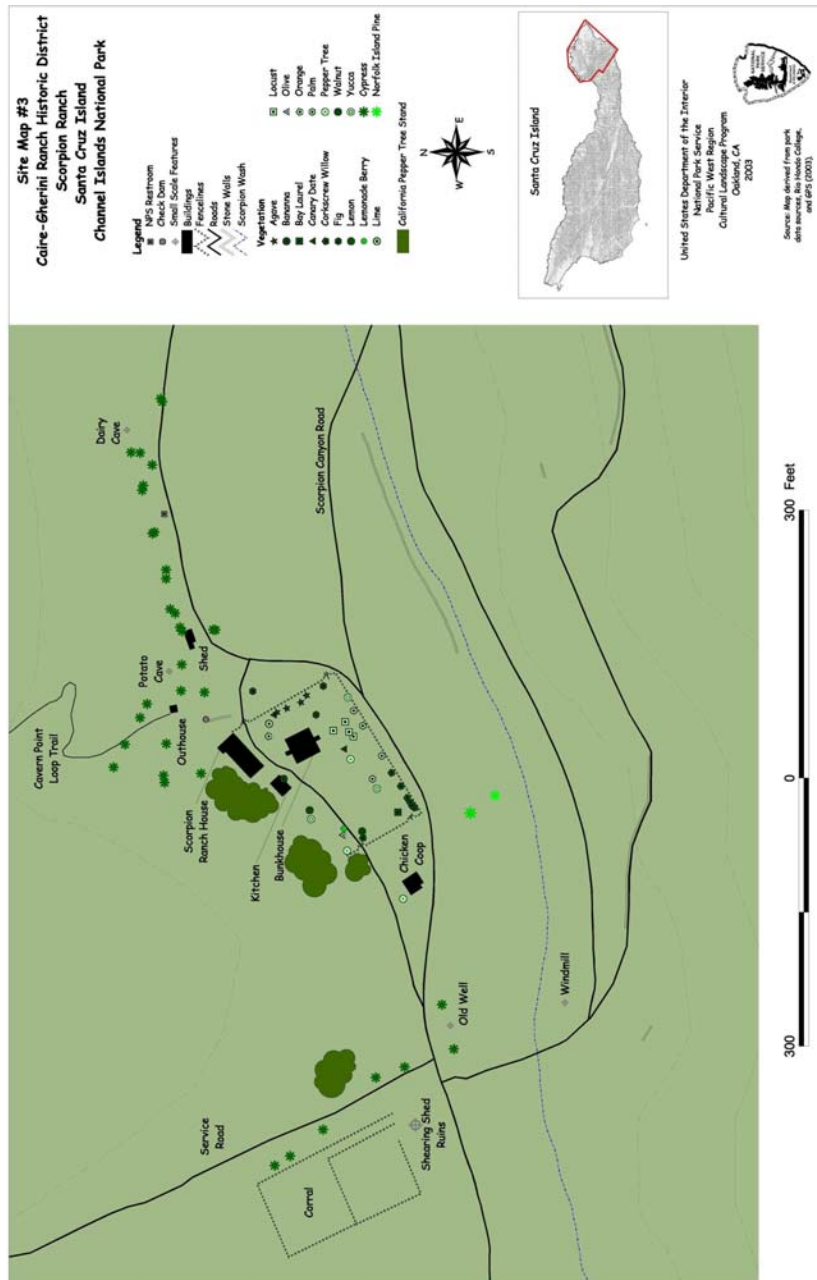
Santa Cruz Island is the largest of the eight Channel Islands at more than 64,000 acres. The island is nineteen miles from the California coast, located between Santa Rosa Island to the west and Anacapa Island to the east. In silhouette, the twenty-four mile long island varies in width from two miles at the isthmus to six-and-a half miles at the widest point. Picacho Diablo, or Diablo Peak, is the highest point on the island at 2,470 feet. The island is divided by three mountain ranges. The fault-formed Central Valley is paralleled by two of the ranges. El Montañon, the shortest range, effectively divides the island by running north to south between the isthmus and the east end. The highest peak in El Montañon reaches 1,808 feet. Relatively flat marine terraces are found on both the east and west ends of the island (Statement for Management, 1991).

Site Plan

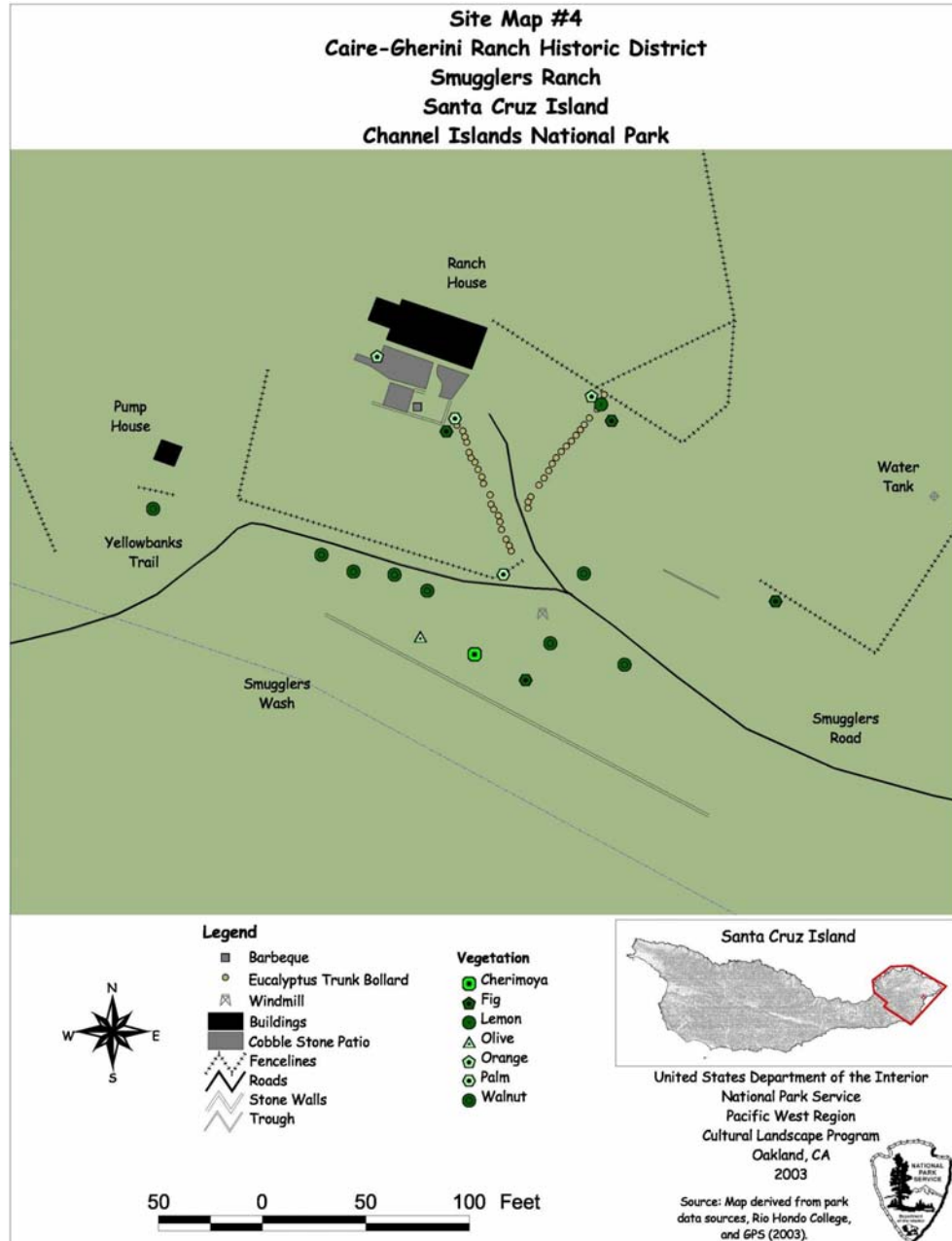
Site Map #1: Cultural Landscape Inventory boundary of the Caire-Gherini Ranch Historic District. A larger version is located in the Appendix.



Site Map #3: Detail of Scorpion Ranch. A larger version is located in the Appendix.



Site Map #4: Detail of Smugglers Ranch. A larger version is located in the Appendix.



Chronology

Year	Event	Description
1839 AD	Land Transfer	Andres Castillero submits a petition to the Mexican government for, and is granted Santa Cruz Island on May 22, in place of Santa Catalina Island. Owner: Andres Castillero
1850 - 1859 AD	Built	The first adobe house is built as part of the development of Rancho del Este (Scorpion Ranch).
1852 AD	Platted	The U.S. Coast Survey begins a survey of the island.
1855 AD	Land Transfer	Castillero submits a petition to the U.S. Board of Commissioners in 1852. The Board confirms Castillero's grant, stating the two subsequent petitions have insufficient evidence to prove ownership of the island. Owner: Andres Castillero
1857 AD	Land Transfer	Castillero sells Santa Cruz Island to William E. Barron. Owner: William E. Barron
1867 AD	Land Transfer	Following appeals by the U.S. Attorney General to the district court and the United States Supreme Court, the 1852 patent grant is confirmed in 1860. Following the official survey, the patent is issued on March 21, 1867 to Castillero.
1869 AD	Land Transfer	Barron sells the island to six of the trustees of La Société Française d'Épargne et de Prévoyance Mutuelle and four other San Francisco businessmen on February 16, 1869. The men form the Santa Cruz Island Company to operate a cattle ranch. Owner: Santa Cruz Island Company

1873 AD	Platted	Beginning on February 25, 1873, Stehman Forney of the U.S. Coast Survey resumes the work started in 1852. Surveyor: Stehman Forney
1880 AD	Land Transfer	Justinian Caire, member of the Santa Cruz Island Company, becomes sole owner of the company and the island by 1880. Owner: Santa Cruz Island Company Justinian Caire
1880 - 1906 AD	Built	Masonry walls are built to stem flood damage to fields and structures and make more efficient use of bottomland. Reshaping creek beds, building rock retaining walls, and installing check dams are part of the erosion control.
1880 - 1906 AD	Built	The rocks in the fields on San Pedro Point are consolidated into piles.
1884 - 1885 AD	Established	Men are sent to the east end of the island to begin work at Scorpion Ranch on the two-story building.
1885 AD	Planted	Grapevines are planted on steep slope above the Scorpion Ranch house on January 13, 1885. Potatoes, corn, beans and acacia trees are planted elsewhere.
1885 AD	Built	A utilitarian building is constructed along Scorpion Valley Road across from the house by 1885. An allee of trees between the Scorpion Ranch house and the road to Cavern Point is in place.
1885 AD	Built	The first road from Scorpion Valley to Smugglers Ranch, as well as a road to a barn northwest of Scorpion, is completed. The first structures and a well are built at Smugglers Ranch in addition to the laying out of fields and gardens.
1885 AD	Built	Construction of magnetic phones begins in 1885 and is operational by 1888. The phone circuits are located in the office at the Main Ranch, with lines to Prisoners' Harbor, Christy Ranch, and Scorpion Ranch.

1886 - 1918 AD	Developed	The Santa Cruz Island Company expands facilities and operations.
1886 AD	Built	The hay barns (sacateras), sheep shelters, and the two-story building at Scorpion Ranch are finished by 1886.
1886 AD	Built	A new barn is constructed at Campo Grande, three more are completed in other fields.
1887 AD	Planted	Most of the olive trees at Smugglers are planted.
1887 AD	Planted	Crews plant vineyards and groves at Smugglers including olive, eucalyptus, plum, walnut, orange, fig, and chestnut trees. A vegetable garden is planted with corn and beans.
1889 AD	Built	The stone and adobe residence at Smugglers Cove Ranch is built.
1890 AD	Built	Construction of magnetic phones, which began in 1885, is extended to Smugglers Ranch.
1892 AD	Built	The Smugglers Road is built, Scorpion Creek is channeled, and the upper well at Scorpion is in place by 1892.
1900 - 1908 AD	Planted	Walnuts and cypress are planted by the Caires. Pines, cypress, and pepper trees are planted at Potrero Llano. The eucalyptus grove is planted.
1914 AD	Built	The owner's residence, destroyed by a flood, is replaced by a large one-story wood frame bunkhouse at Scorpion Ranch.
1918 AD	Neglected	Smugglers Ranch is used only as a watering station for southeast end livestock.
1918 AD	Platted	George M. Derrickson completes a survey of the ranch.
1919 AD	Built	The pastures (potreros) are fully fenced and separated from the cultivated fields (campos).

1919 AD	Developed	Existing buildings at Smugglers Ranch in 1919 include: the ranch house, cave, shed, tool house, old blacksmith's shop, well, pump, and barn.
1922 AD	Built	By 1922, the system of magnetic phones is in operation between the Main Ranch, Christy Ranch and Scorpion Ranch.
1922 AD	Platted	Leslie W. Symmes of Symmes & Associates complete the court ordered condition assessment and equipment report regarding the condition of Santa Cruz Island.
1925 AD	Land Transfer	Following the inter-family lawsuit, the land is divided based on "quality and quantity". Various Caires receive five parcels on the west side of Santa Cruz and the Rossi/Capuccio partnership receives two parcels east of Montañon. Owner: Caire Family Rossi/Capuccio Families
1927 - 1929 AD	Ranched/Grazed	Sixty-three head of cattle are removed from Scorpion and Smugglers Ranches and almost half of the sheep stock is sold in preparation for sheep-only production. Hay is sown.
1929 AD	Built	Improvements to the fences and trails are made throughout the east end for sheep ranching. The "wing" fences are constructed around this time.
1929 AD	Retained	Ambrose Gherini commissions a fisherman and his wife to repair the abandoned house at Smugglers Ranch.
1930 - 1932 AD	Land Transfer	The two land parcels assigned to Edmund Rossi and Aglae Capuccio by court order, Smugglers and Scorpion Ranches, are acquired by Edmund's sister, Maria Rossi Gherini. Owner: Edmund Rossi Aglae Capuccio Maria Rossi Gherini
1937 AD	Purchased/Sold	The Caires sells the five parcels on the west side of the island to Edwin Staton.

1939 AD	Removed	The stable at Smugglers Ranch is removed by 1939.
1950 - 1959 AD	Built	The Gherinis build a dam in a gully at San Pedro Point, it is immediately washed out.
1959 AD	Removed	The grape arbor is removed from the west side of the Scorpion ranch house by this date.
1969 AD	Built	Union Oil drills for oil above Smugglers Valley in 1969 but finds water. The water from the new well is piped by the Gherinis to a reservoir above Scorpion.
1970 - 1971 AD	Built	The Gherinis replace the wooden windmill at the house between 1970 and 1971 with a contemporary steel Aermotor model.
1979 AD	Ranched/Grazed	William C. Peterson begins management of the sheep ranch under an agreement with the Gherinis. Leasee: William C. (Pete) Petersor
1979 AD	Maintained	Peterson and his crew repair some buildings and clean the concrete reservoir. Fencing systems are repaired and new fences divide the pastures (potreros) and cultivated fields (campos).
1983 AD	Eroded	The metal pier, built in the 1960s, is washed out in a storm in 1983.
1984 - 1987 AD	Maintained	Jaret Owens, The Island Adventures Club, refurbishes the house at Smugglers Cove as well as the house and facilities at Scorpion Ranch. At Scorpion, debris is cleared from the beach, fields, creek, and wells. New landscaping and fencing is installed. Owner of The Island Adventures Club: Jaret Owens
1984 AD	Built	The barbecue at Smugglers Ranch is built.
1984 AD	Removed	The sheep ranching operation on Santa Cruz Island ends. Hunting and recreational activities are run by Island Adventures.

1990 - 1991 AD	Purchased/Sold	The National Park Service purchases each of the quarter interests owned by siblings Pier Gherini (1990), and Ilda McGinness and Marie Ringrose (1991). Owner: Pier Gherini Ilda McGinness Marie Ringrose National Park Service
1990 - 1999 AD	Altered	The opening to the cave at Smugglers Ranch is covered in the 1990s through a collapse or landside.
1990 - 1999 AD	Destroyed	The roof over the concrete reservoir built by the Caires collapses sometime in the 1990s.
1997 AD	Destroyed	Water, rocks, and debris from the storms of 1997 sweep through the campgrounds and ranch complex. Buildings, the water system, landscaping, trees, rock retaining walls, roadways, and camp structures are damaged or destroyed.
1997 AD	Purchased/Sold	The NPS purchases Francis Gherini's one-quarter interest of the east end of Santa Cruz Island through legislative taking. Owner: Francis Gherini National Park Service
1998 AD	Stabilized	The Scorpion bunkhouse is put on a new foundation.
1998 AD	Built	The historic wells at Scorpion are abandoned and replaced by a new well in 1998. An old pump house, possibly from the 1930s, is removed.
1999 AD	Altered	The National Park Service improves two campgrounds at Scorpion Valley, some roads are converted to trails to be used by visitors, a new well provides water to the ranch buildings and park residences, and a new pier is built over the old pier foundations.
1999 AD	Stabilized	The Scorpion Ranch forge/shed is stabilized.

2000 AD	Removed	A non-historic storage shed is removed from the Smugglers ranch house.
2002 AD	Stabilized	The Scorpion Ranch chicken coop/meat shed is stabilized.

Statement Of Significance

The following text serves as the statement of significance for all three cultural landscape inventories on Santa Cruz Island including: the Santa Cruz Island Ranching District, the Caire-Gherini Ranch Historic District, and Rancho del Norte.

Summary

The Santa Cruz Island Ranching District is locally significant under Criteria A as one of the earliest sustained ranches on Santa Cruz Island, with a long history of land use from the rancho period through the modern era. The ranch is also locally significant under Criterion C as a rare example of vernacular French Alps architecture on the west coast of the United States. The ranch falls under the “Developing the American Economy” thematic context in the area of “Agriculture, Animal Husbandry (Cattle, Horses, Sheep, Hogs, Poultry)” and “The Cattle Frontier, Ranches” as well as the “Expressing Cultural Values” thematic context in the area of “Architecture, Vernacular Architecture.”

The period of significance of the Santa Cruz Island Ranching District is 1880 to 1952, a period beginning with the full ownership of Justinian Caire and commencement of his widespread development of the island as a premier sheep ranch and winery, continuing through the ownership of the east end by Caire heirs Maria and Ambrose Gherini, and through the early period of Edwin Stanton’s ownership culminating in the construction of Rancho del Norte in 1952. Sheep ranching was the primary land use by Justinian Caire and his sons who occupied Santa Cruz Island from 1880 to 1937. The practice was continued by the family of Caire’s granddaughter Maria Gherini on the east end of the island until 1984 when active sheep ranching ceased. During the 1940s Edwin Stanton, buyer of the Caire portion of the island in 1937, converted the ranching operation on the remaining ninety percent of the island from sheep to cattle. Stanton continued the traditional uses of Prisoners Harbor and the historic livestock boat Santa Cruz and developed Rancho del Norte as the focal point of cattle operations on the isthmus. Neither the Gherinis nor the Stantons maintained the level of sustainability or economic viability achieved during the Caire era, but both continued livestock operations in a traditional manner. The district represents the initial ranching developments on Santa Cruz Island by Caire and his successors as one of several ranches on California’s Channel Islands—a unique and specialized livestock raising location.

The property’s agricultural history can be seen in the extant features located across the island. The ranch buildings and plantings constructed during the 1880s-90s Caire development period exhibit their European Mediterranean influences through their use of European styles and floor plans (white stuccoed masonry, quoins, hipped roofs, wrought iron grillwork, interior bake ovens) executed in local materials of stone, brick and lime plaster, by European craftsmen employed on the island. The choice of raising olives, wine grapes, and sheep also reflects traditional French and Italian occupations, which the owners and their workers would be quite familiar with. Plantings of eucalyptus, Italian Stone pine, and Monterey cypress were common in Mediterranean Europe as they were in California, due to the similar climates and the spread of these trees following the California and Australian gold rushes.

Four building complexes (Prisoners Harbor, Rancho del Norte, Scorpion Ranch and Smugglers Ranch) include two unique masonry dormitory/kitchen/bakery buildings, a one-of-a-kind brick warehouse, as well as various outbuildings, all dating from the nineteenth century; and a bunkhouse at Scorpion and ranch complex at Rancho del Norte dating from the twentieth century. Connecting these building areas are numerous features that were essential to the operation of the livestock ranches: complex fencing systems that enclose former pastures and cultivated areas and once provided transport corridors for sheep; water systems developed over 150 years to accommodate the changing needs of the ranchers,

including springs, wells, pipelines, troughs, tanks and reservoirs; and a system of roads and trails that date from the earliest development of the island into the 1950s. The east side of the island is also the site of over two hundred nineteenth century check dams and remains of extensive rock retaining walls, which contributed to slowing erosion caused by grazing on the steep terrain. More than one hundred rock piles scatter the east end, remnants of manual clearing for cultivation and pastures. These historic resources reflect the initial and extensive development of the island in the late 1800s and the adaptation during the 1940s and 1950s to evolving uses of the island.

These features, which possess cohesion of purpose and historical integrity, represent the important livestock industry of California, which had its start with the Spanish missions of the late 1770s and blossomed during the Gold Rush and early statehood. The ranches contributed to the local and state economy through depressions, wars and during the unprecedented growth of post-war America. Until the end of ranching on the island in 1987, the ranch was operated under the traditional system of vaqueros (Spanish: cowboys) on horseback tending cattle, which would be shipped to and from the mainland using a unique system of wooden cattle boats and barges.

The Santa Cruz Island Ranching District retains integrity according to the National Register of Historic Places' standards which defines integrity through location, design, setting, materials, workmanship, feeling and association. Contributing landscape characteristics include natural systems and features, spatial organization, vegetation, circulation, buildings and structures, cluster arrangement, topography, small-scale features, and archeology. The island ranch, however, does not retain its historic land use. Contributing landscape features which demonstrate the link of the property to historic ranching activities include a variety of residences and out buildings, storage caves, wells and windmills, corrals, fencelines, telephone poles, troughs, water tanks, dry-laid stone masonry structures, roads, orchards, and pastures.

Context

California's important place in American history includes its leading role in westward expansion and its longtime contributions to the national economy through agriculture. The first industry in California, predating even the American period, was stock raising for purposes of providing food and clothing. This industry grew to become one of the hallmarks of California's growth during the nineteenth and twentieth centuries, and helped it maintain its position as the country's leading agricultural producer since the 1950s. On Santa Cruz Island, the owners and their employees developed a large sheep ranch and winemaking operation that evolved and contributed to these industries, especially on a local level as the largest sheep ranch in Santa Barbara County. The owners did so against the odds of operating from an island some twenty-five miles offshore of the southern California mainland.

Making the largest land grant in Santa Barbara County, the Mexican governor granted Santa Cruz Island in 1839 to Andres Castillero, who would take a prominent place in California history through his development of the New Almaden quicksilver mines near San Jose. In 1851 Castillero hired Dr. James Barron Shaw to manage the island property and make it productive. Shaw stocked the island with sheep the following year. So began a period of 132 years of sheep ranching on Santa Cruz Island. A diverse group of San Francisco businessmen bought the island in 1869 and constructed a pier, the first substantial and permanent pier on the central California coast. By 1880 one of the original investors, a Frenchman named Justinian Caire, assumed 100 percent ownership and commenced development of the island into a remarkably productive and picturesque agricultural operation.

While sheep provided wool and meat from the earliest days of the Spanish missions in California, not until the Gold Rush of 1849-1860 did sheep ranching grow as a Western industry. Significant sheep production in the United States began in the 1830s and 1840s bringing about changes in ranching processes and product focus. For example, Spanish Merino, bred by the Caire family, were introduced

into this country for their wool rather than meat. With this new emphasis, the east coast woolen mills developed new manufacturing techniques that, especially during and after the Civil War, created a demand and spurred a boom in sheep ranching in the American West. The Gold Rush brought immigrants from all over the world to California, including French and Basque who arrived with sheep ranching skills from their homelands. By the early 1870s, Los Angeles became a major sheep and wool market, and the statewide sheep industry enjoyed a boom that lasted into the 1880s when it peaked.

Natural conditions played a major role in the success of the sheep industry on the California coast. Conditions were excellent for grazing and the Channel Islands provided rangeland free of predators. Although a drought in 1862-1864 devastated the California livestock industry, sheep made a remarkable rebound and took over some of the range formerly grazed by cattle. By the time he took sole control of Santa Cruz Island in 1880, Justinian Caire had barely missed the wool boom but his ranch proved to be the largest sheep ranch on the California coast and, as smaller outfits turned from sheep to cattle, the island's output dwarfed that of any other ranch in Santa Barbara County. Caire's employment of over a hundred laborers and specialists, mostly Italian and French immigrants, and the distinctly European architectural styles, gave Santa Cruz Island a unique flavor among the nineteenth century settlements of California.

Architectural influences varied during the period of significance. The early Caire-era buildings are more reminiscent of European architecture than California, with the cucina/dormitorios at Scorpion and Smugglers exhibiting massing, detail and materials common to the French Alps and northern Italy, home of the island owner and immigrant craftsmen who built the structures. The builders used local materials including stone, lime and island-made bricks. The 1917 bunkhouse at Scorpion reflects the utilitarian needs of the period, being a simple, gable-roofed wood frame building of pleasing design not uncommon to coastal California ranches. The 1952 buildings at Rancho del Norte feature a ranch house designed by notable southern California architect H. Roy Kelley.

Through the booms and busts of the livestock industries in California, the Caire family survived through diversified production, including wool, beef, wine, fruit and nuts, in addition to sustainable gardens, orchards and flocks of fowl that decreased the family's need to import goods from the mainland. As the market for wool faced the challenges of the twentieth century, sheep ranchers organized more efficient wool marketing organizations that allowed individual raisers greater advantage in dealing with New England-based wool buyers, and demands created by the two World Wars supported the industry through the first half of the twentieth century. While the majority of the Caire family exited the wool business, and the island, in 1937, the Gherini family (Caire descendants) continued production on the east end. Following World War II, agriculture entered a period of focused production, which allowed a rancher to expend all his energy into creating one high-quality product, evidenced by Gherini's transfer to sheep-only operations and Stanton removing the sheep to begin a cattle operation.

The sheep industry of Santa Barbara County decreased in importance throughout the twentieth century, and by 1950 sheep provided only a fraction of the county's livestock output. However, demand for wool remained relatively stable and the Gherini family continued to provide product to the market, all while employing the traditional methods of production. At the time of cessation of the sheep operation in 1984, Santa Cruz Island was one of only a few sheep ranches remaining on the southern California coast.

Edwin Stanton's purchase of the major part of Santa Cruz Island from the Caires in 1937 brought a major shift in agricultural production on the island. After trying for a short time to continue the sheep operation, he decided to switch to beef production. At the time, the beef industry in California was growing rapidly, with Santa Barbara County among the top ten beef producers in the state.

Cattle ranching is considered to be the oldest industry in California. The missions, pueblos and presidios of early Alta California kept herds of cattle and flocks of sheep. A demand for hides and tallow in the eastern United States and Europe in the first half of the nineteenth century brought income to Mexican land grantees and settlers of various backgrounds. The focus of the cattle industry changed with the Gold Rush and statehood, eliciting a need for beef and dairy products, while a continuing need for wool only increased with the Civil War. The cattle industry bloomed especially in Southern California on the Mexican-era ranchos. A drought in 1863-64 devastated the state's livestock industry and contributed to the breakup of the ranchos while fostering, with the aid of rancher-influenced land laws, huge corporate cattle- and feed-raising, slaughter and marketing operations. Although the sheep industry faltered by the turn of the century, the cattle industry continued to grow and has contributed in a major extent to the state's agricultural economy for more than 150 years.

The Stanton Ranch was a major part of Santa Barbara County's cattle industry between the 1940s and 1980s and, at 54,000 acres was the largest in size. Most large local beef cattle ranches, such as the 34,000-acre San Fernando Rey Ranch and the 28,000-acre Bixby Ranch, operated as cow-calf farms with three to four thousand head. Neighboring Santa Rosa Island exceeded Stanton's cattle numbers on similar acreage. Santa Barbara County, while never a leader in California's beef industry, nevertheless held a position among the top ten or twelve cattle producers throughout the twentieth century and usually led production in coastal Southern California. California became the nation's largest agricultural producer by 1948, with cattle the major commodity of the state's production. California cattle production followed only Texas and a few other Western states in economic importance nationwide. Stanton's Santa Cruz Island ranch proved to be among the last of the large ranches in operation in southern California, as most of the prominent cattle ranches such as the Irvine Ranch and the Hollister Ranch fell to subdivisions. Its greatest significance in relation to the cattle industry lies in the period during the 1940s and 1950s as California's feeder cattle industry boomed. While historic resources such as buildings and circulation routes remain from the Caire era, the ranch gains much of significance in the evolution into a prominent and successful cattle ranch during this middle part of the twentieth century.

Livestock ranching in northern Santa Barbara County took a downturn in the 1930s with the development of row crop farming, a result of improved transportation opportunities, organized marketing and irrigation. Military acquisitions of coastal ranches around Point Conception to the northwest also contributed to the demise of many family ranches, although mostly dairies; beef cattle ranching continued in the Santa Ynez Valley, along the coast between Vandenburg Air Force Base and Goleta, and on Santa Rosa and Santa Cruz islands. The industry revived during and after World War II. While the number of cattle and value per head steadily rose in Santa Barbara County during the 1940s and 1950s, the acreage devoted to stock raising dipped from 610,000 acres to 426,000 acres between 1955 and 1958, and continued to decline through the 1960s and 1970s.

Per capita consumption of beef in California more than doubled between 1940 and 1970, and the number of cattle on state farms reflected this rise, although national growth of cattle numbers did not match that of California's. Prices for beef off the farm rose almost 400% during the same period, with the most dramatic growth between 1940 and 1959. The industry took a dramatic downturn during the 1970s, which opened a period of instability that lasted two decades.

A science- and economy-driven revolution in production took place in the 1950s as cattle fattening in feedlots became popular with surpluses of grain and dwindling quality grazing land. Cattle feeding started in the 1930s but exploded after World War II, focused especially in the Midwest. In the twenty years following the war, the number of cattle on feed jumped by over 600%. Edwin Stanton followed this trend, establishing a large cow-calf ranch, where cows are raised and maintained to produce calves for sale to beef producers for feedlot finishing.

Most historic California ranches operated in a similar fashion that changed little since its beginnings as an industry, but few remained into the 1980s with integrity such as that found on Santa Cruz Island. Phases of economic expansion in California, especially during post-war booms, caused the breakup of most of the large old ranches, as family-run operations gave way to subdivisions and corporate ownership. For example, the decades following World War II saw explosive growth in the state that led to the decline of cattle ranching as a family enterprise, as real estate-oriented land and cattle companies purchased many of the remaining large acreages, to be operated under temporary leases to ranchers while awaiting development. During this period, ranch buildings deteriorated or were torn down. The typical layout of house, barns, supporting structures, fenced fields, rangeland, water distribution systems, and cattle control structures was often fragmented with the coming of new uses to the property. Edwin Stanton's ranch on Santa Cruz Island saw changes that only reflected the evolution of cattle ranching in a working landscape. While retaining most of the nineteenth century structures dating from the Caire period, Stanton constructed a few buildings specific to the needs of his cattle ranch, specifically Rancho del Norte on the isthmus. The Gherini Ranch survived the changes of the twentieth century with few alterations, and during its tenure during the latter part of the period of significance it was little different from the Caire operations of the century before.

Physical History

1838-1880: Early Island Context

The following text is paraphrased from Livingston's draft Historic Resource Study (2000) and particular references are noted where other sources were used.

1838-1880: Early Island Context

On July 20, 1838, in an attempt to protect Mexican lands from foreign fisheries and commercial interests, the Mexican government ordered Alta California's Governor Juan Alvarado to give grants and distribute land to Mexican citizens who desired property on the Channel Islands. Andres Castillero, specifically named in the order, could choose an island where the troops under his command would also reside. Jose Antonio Aguirre, Castillero's attorney, submitted a petition for Santa Cruz Island two weeks after choosing Santa Catalina Island, citing that Santa Catalina lacked the minimum requirements for agriculture and stock raising. The petition was granted on May 22, 1839. No survey of the property was done, as "its boundaries [were] the waters edge" (Livingston 2000, 401).

Following the entry of California into the United States in 1848, a U.S. Board of Commissioners was established to settle land claims within the state. Castillero submitted his petition for the 1839 land grant on April 13, 1852. It was not until November 7, 1864, after years of lawsuits, that the confirmation of the patent was recorded. The property was surveyed and the patent was finally issued on March 25, 1867 to Castillero, who had sold his interest in the island ten years earlier to William E. Barron.

Dr. James Shaw, a physician living in Santa Barbara, began working as Castillero's agent in 1851. His first task was to evict James Box, a pig farmer who began squatting on the island in a small hut in December 1852. Later, Box defaulted on a loan and fled the island, leaving behind his pig herd which had escaped and became feral. Dr. Shaw is also thought to have introduced French Merino sheep to the island at this time (Daily 1994, 82).

In 1869, the island was sold by Barron to six trustees of La Societ  Fran aise d'Epargnes et de Pr voyance Mutuelle (The French Mutual Provident Savings and Loan Society) and four other San Francisco businessmen. The ten men formed the Santa Cruz Island Company with the intent of ranching cattle on the island for fifty years. The first pier was probably built in May of 1869 at Prisoners' Harbor by the Santa Cruz Island Company.

Justinian Caire, partner of the Santa Cruz Island Company, became exclusive holder of the company by 1880 (Daily 1994, 84). Caire laid out an elaborate system for the island with nine support ranches, referred to as out ranch sites, reporting to the main ranch in the island's central valley (Ca ada del Medio). Of these nine out ranches, Christy on the west end of the island and Rancho del Este (later to become the Scorpion Ranch) on the east end were already being used and the Prisoner's Harbor location already had a house and outbuildings constructed. Although the Caires developed Santa Cruz Island primarily as a sheep ranch, they also ran cattle, planted vineyards, olive orchards, and food crops for the stock and island residents, creating a self-sufficient system.

On the island overall, none of the trails or roads connecting the distant ends of the island was known to have been formally engineered when Caire took over. Instead, the trails had evolved from those used by Native Americans and animals (sheep and cattle) to miles of trails crisscrossing the island as a result of the activities of vaqueros (cowboys). The trails reached all parts of the island and extended into canyons and across the ridges when possible. They were maintained by knocking down branches and removing

rocks and fallen trees. One of the most important trails crossed over El Montañon (mountain) range on the way to Scorpion Ranch and Smugglers Cove and cuts were made in places on the rocky face of the badlands on west side of the pass to accommodate the trail.

In order to communicate between the Main Ranch and the out ranches located at the distant ends of the rugged island, the Caires erected twenty-six miles of telephone lines with the hopes of improving efficiency in 1890. The phone circuits were located in an office at the Main Ranch with lines to Prisoners' Harbor, Christy Ranch, and Scorpion Ranch. By 1922, the system was only in operation between Main, Christy and Scorpion Ranches. The phone line remained in service until the 1987 death of Carey Stanton, whose father purchased the western ninety percent of the island from the Caires in 1937.

1880-1918: Caire Period Development of Scorpion Ranch and Smugglers Cove

The Scorpion Ranch location on the fertile east end of the island had been used since the time of Dr. Shaw in the 1850s when it was called Rancho del Este (the name Scorpion Ranch came into regular use in the 1880s). The Santa Cruz Island Company later tilled a field in the 1880s at nearby Potato Harbor and made use of the existing house and outbuildings from the Shaw period in Scorpion Valley as well as the surrounding upland farm and range land. The decision to continue use of the east end of the island by Justinian Caire was also advantageous as Scorpion Harbor provided an anchorage, a valley floor with room to develop, plenty of space to plant crops and graze sheep, and a trail over El Montañon to connect the isolated location with the Main Ranch in the Central Valley. Further, Smugglers Cove had many of the same features and was developed concurrently, though the anchorage was not as desirable.

While Caire maintained sheep and cattle operations on Santa Cruz Island, the east end was the focus of the grain harvest, becoming the breadbasket of the ranch. Caire practiced dry-farming and the crops were dependent on the rain and fog rather than irrigation for moisture. The valley bottom and upland pastures first needed to be cleared of brush and rocks, creating a more open and consistently smooth topography in order for hay, alfalfa, and barley to be tilled. Months of intense labor were spent removing rocks from the fields and piling them, primarily on San Pedro Point, in distinctive, tiered, dry-laid piles.

Caire Development at Scorpion Ranch

Caire's initial development of Scorpion Ranch occurred between 1880 and 1885 when he expanded the small island outpost into a thriving center of commerce and agriculture on Santa Cruz Island. The existing house, two buildings, gardens, and fencelines in lower Scorpion Valley, as well as sheep pens, a shearing shed (trasquila), and two or three other buildings further up the Scorpion Valley were retained.

In 1885 the extent of ranch improvements from the first buildings constructed under Dr. Shaw to the work done by Caire's crews was delineated on a series of maps (Maps #20, 22, 24, 26, 1885, see map, History #1). The majority of the structures and ranch developments were built on the valley floor with the exception of some hay barns (sacateras) which are found in the open, upland fields. By 1885, a road had been constructed from the harbor, past the dairy cave, through a gate leading to the residential and shop area of the ranch. The first road to Smugglers Valley to the south was also constructed, leaving Scorpion Valley via a deep cut on the southern slope at its western terminus. Another unidentified road, possibly Cavern Point Road (currently the Cavern Point trail) or part of the road to Potato Harbor, was constructed to reach a hay barn (sacatera) to the northwest.

A long line of buildings, or one long building, comprising a carpenter shop, blacksmith shop, bake oven,

tool shed, bakery, granary, provision room, general store, slaughterhouse (matanza) and butcher shop, was built along the road opposite of the original house and chicken yards. Another cave used for potato storage was east of the shops along with a wood shed and another small structure, possibly an outhouse. A tallow oven or furnace stood to the west of the building row. To the west was a vegetable garden, a gardener's shed, and well. A row consisting of approximately thirty trees of an unknown species flanked the road from the house west to what is now the road to Cavern Point.

In 1885, according to a diary transcript (unknown author, in Livingston 2000, 455) crews also built shelters at unknown locations for the sheep and dogs and a smaller one for the pigs; fences were constructed for a pigpen, chicken yard, and sheep slaughtering area (matanza); gravel was added to the corrals, two barns were constructed and the stable stalls were paved. Potatoes, corn, beans, and acacia trees were planted during this period of development.

Immediately surrounding the structures on the valley floor were a number of small agricultural fields and corrals for sheep and pigs, all following the contours of the valley. The sheep corrals were located to the west of the residential area. The corrals, both large and small, were laid out to efficiently operate during the shearing and slaughter seasons. The buildings in this area included the wagon shed, stable, shearing shed (trasquila), and an early (1878) hay barn (sacatera). The windmill, well, water tank, concrete reservoir, hog pens and shed were located even further up the valley.

To the immediate northwest of the house on the hillside was a pasture (potrero) for Merino rams. Outside of the valley were the larger fields and pastures generally located at higher elevations and accessed by roads that generally followed drainages. These cultivated fields (campos) and pastures (potreros) were developed as fields for hay crops and sheep grazing, respectively, in the uplands by the Santa Cruz Island Company. Each was surrounded by fences to keep pigs, sheep, and cattle in their intended enclosures. Each of the fields were distinguished by numbers on the maps. Fields 102-106 were located on the valley floor while fields 105-110 were generally located upslope. Further, the hay barns (sacateras) were constructed in these upslope areas and were numbered as well.

On January 13, 1885, the ranch superintendent planted grapevines on the steep slope above the adobe house. The work crew also built a fence around the vineyard. Caire was skeptical about the productivity of the vineyard and discouraged any further plantings.

Between 1886 and 1918, the ranch entered a new phase of development marked by the construction of new facilities and expanded operations. By 1887, the Santa Cruz Island Company had constructed a large masonry building in the same style as those built at the Main Ranch and Christy Ranch, to house the employees at Scorpion.

Four hay barns (sacateras) were also built that year on the east end, the one built in Campo Maximo was constructed with a wall around it. Four additional hay barns (sacateras) were completed on the east end by the end of the year, bringing the total to eight. A second sheep shelter and forge were also built.

A great deal of time was spent during this period preparing land for the hay and alfalfa fields as well as other agricultural endeavors. The pasture land had to be leveled through cut and fill, and fences were built around the new wheat fields. The other crops planted were consistent with previous years, including corn, beans, and potatoes. A large number of trees were planted during this time, including the eucalyptus grove, walnuts (*Juglans* sp.) in 1900, and thirty cypress (*Cupressus macrocarpa*) in 1904. Pines (*Pinus* sp.), eucalyptus (*Eucalyptus globulus*), cypress, and pepper trees (*Schinus molle*) were added to Potrero Llano the following year. Some pines were planted at Campo Toros in 1908, when an additional 100 eucalyptus trees, 200 pines and eighty cypress were added to Potrero Llano.

A second road was constructed from Scorpion Ranch to Smugglers by 1892. This new road, still used, left the valley at the horse stables and corrals and reached the top of the cliffs via a continuous road cut across the cliff face (see photo, History #2). Approximately ten large dry-laid rock retaining walls were constructed to support fill areas. At the top of the cliff, the road turned to the south where it met up with the existing road to Smugglers Cove approximately one mile inland.

Dry-laid stone walls, including a long section in Scorpion Valley, were constructed to control the flow of water as part of a creek diversion program and allowed more bottomland to be cultivated. By February 1892, the creek had been channelized to the beach, providing a location for a seasonal lagoon. An upper well was also added to the development. The well at Scorpion had a working windmill and storage tank, though the water was brackish according to the Symmes Report of 1922 completed as part of the family litigation.

In 1914, Justinian Caire built a frame house at Scorpion on the site of the original house, which dated back to the 1850s and was subsequently destroyed or damaged by a flood. The frame house was labeled a residence or owner's residence, but was later known as the bunkhouse.

In March 1918, George M. Derrickson completed a survey of the ranch, which was to be used to plan and document improvements for the Santa Cruz Island Company (see map, History #3). The plat of Scorpion Ranch showed all the buildings, fences, and water systems. The residential area consisted of seven buildings or structures. The two-story masonry building was labeled as the dining room-kitchen-oven and had an attached shed. The storeroom was situated to the west of the shed and a bunkhouse was further west. This bunkhouse had once formed part of the row of shops including the butcher shop and storerooms. The 1914 frame bunkhouse (owner's residence) was located across the road from the two-storey masonry building and the adjacent shed. North of the masonry building was the bell used to call the work crew to dinner, and a store house, implement shed, and two unidentified structures in the drainage east of masonry building completed the residential area.

Located south of the creek were the old large stable, two water tanks, and a windmill. A bridge crossed the creek to the shearing pens, the shearing shed (trasquila), and small shed. To the south of the corral was the old well and a blacksmith shop, and a wood shed was shown at the foot of the slope west of the corral. East of the blacksmith shop was a bunkhouse. Continuing east toward the cove were the pig and chicken enclosures with sheds, an unidentified shed, and the slaughterhouse (matanza).

The 1918 survey also showed the fields surrounding the ranch. The Campo Casa stretched from the ranch proper almost to the beach. Campo Maximo (later the Campo Grande) was ninety-six acres, only seventy-seven acres of the field was tillable land. The map also showed that a new hay barn (sacatera) had been built at the field. The older hay barns (sacateras), Nos. 102, 103, and 107 had evidently been removed. Campo Cruce measured twenty-six acres, though the hay barn (sacatera) was not included. Campo Alfalfa included a 1.36-acre eucalyptus grove within the total 23.65-acre field. The hay barn (sacatera) at the 66.58-acre Campo Toros was included, though the "bad lands" at Cavern Point were not depicted. One year later, the plat for the 134.19-acre Potrero Vallata east of ranch complex shows wagon road to Campo Maximo, the hay barn (sacatera) at Campo Alfalfa in the upper Scorpion Valley, and a concrete water reservoir, well and hot air pump upstream from the ranch complex.

Smugglers Cove

Smugglers Cove Ranch is located about three miles southeast of Scorpion Ranch. Due to this proximity, Smugglers Cove was not developed to the extent of Scorpion Ranch, with no activity recorded there prior to the mid-1880s. Beginning around 1884, work crews from Scorpion began making day trips to the area

to tend the orchards and fields.

Caire noticed the temperate climate at Smugglers Cove and encouraged the use of the land for orchards and vineyards. In December of 1884, 2,000 cuttings of *Rupestis* grapes (*Vitis rupestris*) were brought to Smugglers Cove with the plan to graft cuttings imported from Sicily onto this American rootstock to produce Marsala wine. It is unknown whether the Sicilian cuttings reached the island or if the plan was executed, however the vineyards documented at Smugglers may have included these grapes.

Early structural development within Smugglers Valley did not occur until 1885 when a house and utility buildings were completed (see photo, History #4). By this date, fields had been cleared of stones and vegetation, and laid out on both sides of the valley. A vegetable garden and hog pens were located in the flats south of the creek and a vineyard climbed the hill behind. Field No. 202, probably established for hay and alfalfa, stretched almost to the beach from the ridge to the south. A fruit orchard was planted (possibly on the hillside to the northwest), and the larger Fields No. 202 and No. 203 was established on the relatively level lands in the direction of San Pedro Point to the north. The Reforma Potrero was a small grazing field sloping down to and including the site of the first buildings at Smugglers.

By September 1886, despite more elaborate plans for improvements, a shed that served as the blacksmith shop and carpenter shop was constructed east of the bakery. However, it was not until 1889-1890 that a permanent masonry building was constructed and Smugglers Ranch became a permanent settlement. The ranch complex was composed of a two-story masonry residence, a small shed-roofed building for provisions and an oven, a small two-room building with a “cookery” and a room for the foreman (see photo, History #5). Other structures included a gable-roofed stable, corrals, cool shed, an outhouse, a large cave in the hillside behind the residence (now obscured), and a road from Scorpion Ranch leading into the valley. Construction of the house required cutting into the rocky hillside to obtain materials and to construct the house as high above the flood levels as possible. Adjacent to the new residence was the original residence, converted to use as a bunkhouse. A metal water tank on a wooden stand and a windmill were located south of the creek.

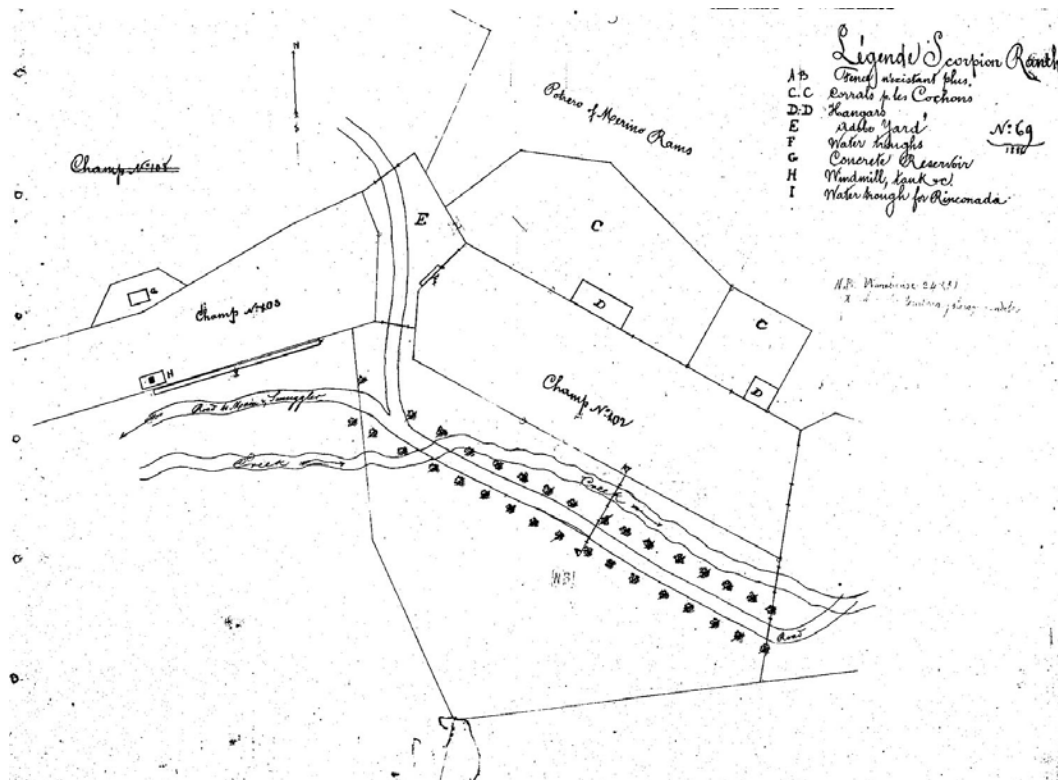
A masonry well was built using a series of rocks to create the stairs that spiraled down to the bottom of well. Rock walls lined the creek to control flooding, though major rock work was not done until 1889. An allée of trees (species unidentified) lined the road in front of buildings and west of the masonry well.

Activities at the ranch in the 1880s revolved around planting and harvesting. Immediately surrounding the ranch, fields were found on both sides of valley. A vegetable garden, containing corn and beans, was located in the flats south of creek with adjoining hog pens. Two vineyards were established on the hill to the south of the garden. Much of 1887 was spent planting the olive orchards (this may include the establishment of the grove east of Smugglers Road, as a ca. 1890-1900 photo of the hillside shows no trees, though the grove was in place by 1919 (see photo, History #6). By 1889 figs had been added to the ranch. Ranch diaries in 1890 note the planting of fruit trees which may explain the origins of the lemon, orange, olive and walnut trees found on the site today (the row of walnuts to the south of the house were not identified on a 1919 map, but appear in a 1939 photograph (see photo, History #7).

At the pinnacle of its development, the ranch complex was composed of three residences, a bakery, moderately sized barn and blacksmith shop, water system, vegetable garden, vineyards, and orchards. Hay fields and a hay barn (sacatera) covered the hills to the north. To the southwest the large Aguaje Pasture, which stretched to Sandstone Point, was fed by a reliable water supply.

Most of the agricultural endeavors, however, were not producing a profit at the turn of the twentieth century due to the small size of the olive orchards and the poor yield from the citrus orchards and

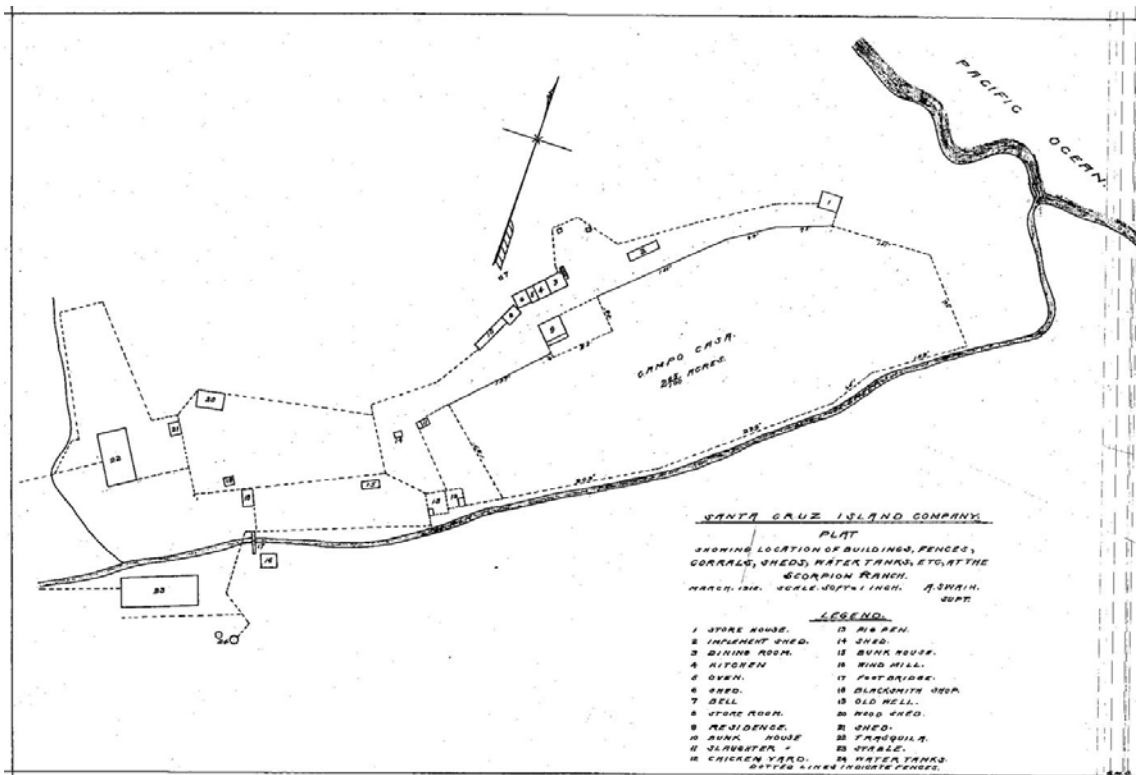
vineyards. By 1909, Smugglers Cove Ranch operated seasonally and was largely abandoned, and by 1918, the ranch had been reduced to a watering station for cattle and sheep on the southeast end. By 1922, At Smuggler's the pasture (potrero) immediately north of the canyon and Potrero Mediano north of that, were rocky - almost treeless - and well covered with range crops, however, these pastures (potreros) also had no reliable water source, forcing the stock to travel from the southeast side of the island to Scorpion for water (Symmes 1922).



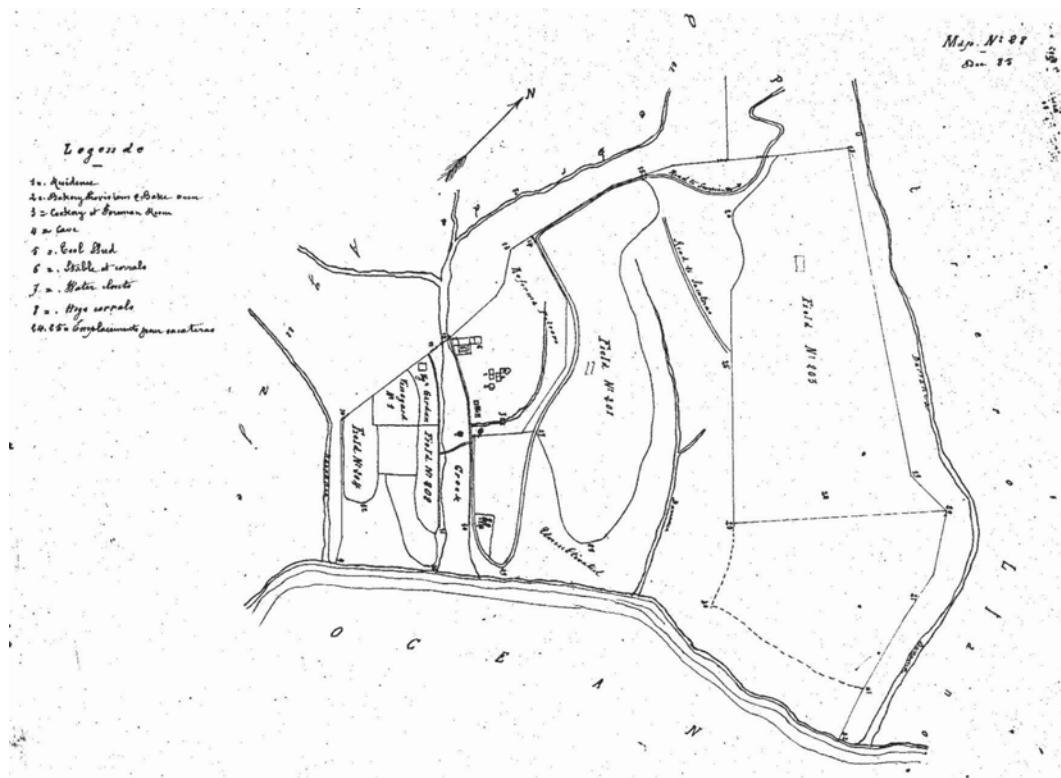
History #1: Map of Scorpion Ranch depicting the pasture and field layout, 1885. (Map courtesy of John Gherini)



History #2: Historic view of Scorpion Ranch in 1939. (Collection of M. Woodbridge Williams)



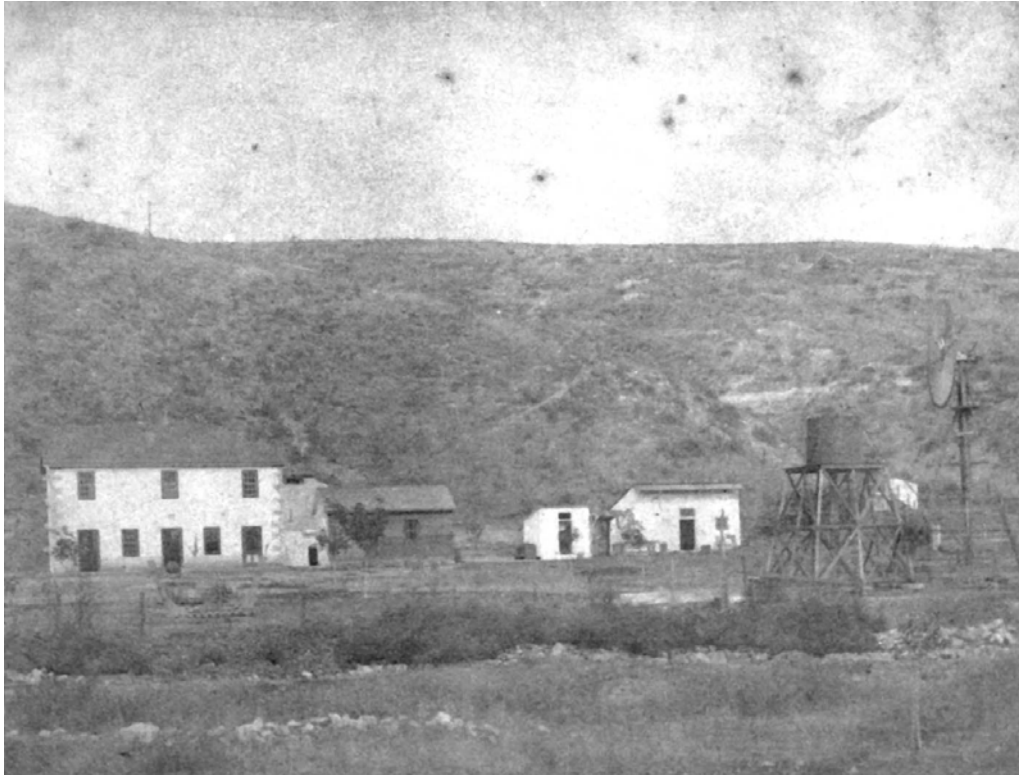
History #3: Map of Campo Casa at Scorpion Ranch, part of the series of maps produced by George M. Derrickson. (Map courtesy of John Gherini)



History #4: Map of Smugglers Ranch depicting the pasture and field layout, 1885. (Map courtesy of John Gherini)



History #5: View of Smugglers Ranch circa 1890-1900. (Photo courtesy of John Gherini)



History #6: Historic view of Smugglers Ranch circa 1890 to 1900. (Photo courtesy of John Gherini)



History #7: The flock from Aguaje Pasture in the wings above Smugglers Ranch, January 1939. Note the row of walnuts in the middle ground. (Photo courtesy of John Gherini)

1911-1924: Litigation Divides the Ranches

Justinian Caire died on December 10, 1897. The will stated the property should be equally divided between his children or grandchildren. Caire's sons, Frederic and Arthur, were named as the guardians of their four sisters Delphine, Amelie, Aglae, and Helene. Stock of the Santa Cruz Island Company and the Justinian Caire Company had already been transferred to his wife, Albina, and was therefore not in his will.

In November 1911, the Santa Cruz Island Company accidentally failed to pay a five dollar license tax and consequently the company was to be dissolved according to the Annual License Law of 1905. This break up, and possibly the uneven distribution of the stock, led to the following litigation. Edmund Rossi, the son of Amelie Caire Rossi, filed suit against the majority stockholders (trustees Frederic, Arthur, and Delphine). He stated that the forfeit of the company in 1911 should result in the liquidation of the company. A similar suit was filed by Aglae Caire Capuccio. Amelie and Aglae were subsequently disinherited by Albina. Several appeals and suits followed over the next ten years leading the court to order a report of the conditions and equipment on the island. Leslie W. Symmes of Symmes & Associates, an agricultural engineering firm, completed the report in 1922. The report was submitted to the court stating that overall the island was in poor condition but had great potential. Lack of maintenance, overgrazing, equipment that was unused or outdated contributed to most of the problems.

In 1918, Edmund Rossi and Aglae Capuccio again filled suit in Santa Barbara County for the partition of the island. Despite several appeals by Arthur, Frederic and Delphine Caire and an attempt to settle out of court the land was divided by three court appointed referees, including surveyor Frank F. Flournoy. In 1923 and 1924, the team mapped the entire island for the first time since U.S. Coast Survey of the mid-nineteenth century. The island was divided into seven parcels based on "quality and quantity" (Livingston 2000, 564).

Helene Caire, Aglae Capuccio, and Edmund Rossi, each owning seven of the one hundred shares, received property valued at \$42,000, or 3867.39 acres, 3035.6 acres, and 3217.89 acres respectively. Delphine Caire, with ten island shares, received over 6,024.7 acres valued at \$60,000. Frederic and Arthur both owned twelve shares in the island and received property valued at \$72,000. Frederic obtained 3,667.12 acres and Arthur acquired 6,639.77 acres. The remaining forty-five shares, belonging to Albina, were valued at \$270,000 or 34,289.27 acres. The total island value in 1924 was \$600,000. As of 1925, the Caire faction owned and operated all the land on the west side of Santa Cruz Island, including the isthmus, or ninety percent of Santa Cruz Island.

1937-1979: The Gherinis Manage the East End of Santa Cruz Island

In 1937, the Caires sold the property to Edwin Stanton to help cover the costs of the expensive litigation. The Rossi and Capuccio parcels were all located east of El Montañon. The Rossi/Capuccio attorney, Ambrose Gherini, Rossi's brother-in-law, assumed operation of the east end of Santa Cruz Island.

As a result of the family litigation and court ordered land division of 1925, the two parcels assigned to Edmund Rossi and Aglae Capuccio were acquired by Edmund's sister, Maria Rossi Gherini, in 1932. The Gherini family, including Ambrose Gherini and their children Marie, Ilda, Pier, and Francis, controlled Scorpion Ranch and Smugglers Ranch for the next three generations. During those seventy years they pursued sheep ranching and later sheep hunting and other recreational activities.

Ambrose Gherini, a lawyer, relied on advice from former ranch manager Clifford McElrath, who had briefly worked for the Caires from 1919 to 1926. He advised Ambrose to focus on sheep ranching rather

than the diversified system used by Caire. This is likely the cause of the loss early during the Gherini ownership, of the hay barns (sacateras) in upper Scorpion Valley and in Campo Grande, in addition to the horse barn across from the Scorpion shearing corrals. Other barns located in the upper pastures appear to have been demolished by this time, as was a bunkhouse west of the main house. During the years that followed the initial suit, the ranches on the east end had been neglected. Repairs had to be made to the buildings, water systems, and fences in order to get the ranches ready for sheep operation. According to Pier Gherini only one-fifth of the pasture acreage had been fenced. Approximately eighty percent of the east end would be fenced in “an elaborate system of fencing and cross-fencing” to provide control of the animals and allow seasonal grazing to improve and conserve range productivity (Livingston 2001, 594).

As of October 1926, the east end was operated under the National Trading Company, the import/export company owned by Ambrose. The owners remained members of the family including Maria and Ambrose and eight other Rossi heirs. Ambrose maintained the majority share at thirty-two percent, the remaining family members evenly split the balance of shares at seven-and-one-half percent.

Possibly because the Gherini family was not interested in the long term use of the land for ranching operations, changes to the buildings and structures at Smugglers Ranch were limited to basic upkeep for routine functional purposes. The stone house was rehabilitated in the late 1920s. Gherini commissioned a fisherman and his wife to repair the house to be used for a shepherd to water the sheep and protect the herd from poachers. A windmill, similar to one installed at Scorpion, was also ordered for Smugglers. It is not known if the support structures at Smugglers Cove built during Caire’s time were removed before or immediately after Gherini gained control over the eastern portion of the island.

Most of the changes under Gherini’s management concerned ranching operations. In 1927, sixty-three head of cattle were removed from the ranch, ending approximately seventy-five years of cattle ranching on the east end dating to the time of Dr. Shaw, and 2,309 sheep, almost half of the stock, were sold. Work continued in 1928 and 1929 preparing the ranch for sheep-only production, building fences and making trails, planting and sowing hay, and tending the sheep and horses. Through the 1930s and 1940s, Gherini continued to improve his sheep stock, introducing Rambouillet, valued for both their high quality of wool and meat. However, the ranch continued to operate marginally. The grandchildren of Ambrose and Maria Gherini would still continue the family tradition of sheep ranching into the 1970s.

Following McElrath’s advice, the operations focused on sheep ranching and devoted less space and energy to hay production than Justinian Caire. The fences were doubled up, likely in the late 1920s or early 1930s to create four chutes, or herding wings, that led from the pastures (formerly hay fields), to the shipping and shearing areas in Scorpion Valley. The wings were positioned at central areas allowing sheep to be herded from larger pastures, some more than a mile away, to the corrals in the valley. The four main wings were located in the outer Potato Pasture on the north slope of El Montañon, on the trail to El Montañon, from the Aguaje Pasture on the southeast to Smugglers Ranch (see photo, History #7), and the longest ran from Smugglers Ranch to Scorpion Valley. Most of the fences used for the pastures and fields by the Gherinis were based on the fencing patterns used during the Caire period, making use of the earlier pasture patterns and augmenting them for their new use (for wing layout, see Site Map #1).

Under the Gherinis, the fields and pastures used by the Caires underwent name changes and/or size adjustments. The Campo Maximo became Campo Grande and Campo Toros began to be called Buck Pasture. Potrero Llano, which stretches from Scorpion Ranch to Smugglers Valley, was divided into Scorpion Field and the larger Smugglers’ Field. The Aguaje region was also divided, forming New Field, Aguaje #1 and Aguaje #2. On the other hand, Potrero Vallata and Campo Cruce were combined to form Wether Field.

In Scorpion Valley, significant changes were made to the planted tree species and their arrangement around the bunkhouse in the first twenty years of Gherini management. By 1937, a large massing of what appear to have been cypress trees are used southwest of the bunkhouse to provide shade to utilitarian structures and corrals (see photo, History #8). By 1959, these had been removed, along with a group of what appear to be willows, in the approximate area of the existing willows at the southwest corner of the bunkhouse yard. However, a fenced area on the south and east sides of the bunkhouse, possibly containing grape vines, was retained until at least 1959 (see photo, History #9).



History #8: Historic view of Scorpion Ranch, post 1914. (Photo courtesy of John Gherini)



History #9: Historic view of Scorpion Ranch residential area, September 1959. (Photo courtesy of John Gherini)

1979-1984: Peterson Lease of Caire-Gherini Ranch Historic District

In 1979, the Caire-Gherini Ranch Historic District was leased to William C. (Pete) Peterson, who lived in a prefabricated residence on the site. Peterson and his crew worked on maintaining the unkempt buildings when not working with sheep and fences. In addition to work done in the residences, they repaired and cleaned the concrete reservoir and laid new pipe to the house and other buildings. Dilapidated fencing systems were repaired, new fences divided the pastures (potreros) and cultivated fields (campos) into more pastures to ease the task of animal control and feeding.

Peterson began a program to remove Merino/ Rambouillet mix rams and replace them with pure Rambouillet rams. The new rams were too young and set back the stock improvement by a year. Eventually, Peterson's new herd improved and increased to 5,000 within five years, but never to the level of the Caire or early Gherini periods.

In 1984, after five years of hard work and the beginnings of success on Santa Cruz Island, Pete Peterson and two others were injured in a plane crash. While they were recuperating, the Gherini family invited hunters to the island to test the idea of creating a commercial hunting operation.

In April 1984, the Gherinis served a thirty-day eviction notice only ten days before the Petersons were required to leave, bringing an end of 130 years of sheep ranching at Santa Cruz Island and the beginning of the Island Adventures Hunting Club.

1984-1992: Hunting Clubs

The idea of establishing a sporting club had been considered by Pier and Francis Gherini for the ranch since 1962. The Gherinis even went so far as to hire Los Angeles architect George Vernon Russell to design a combination resort, harbor, and residential development. However, the island had been designated for agricultural use through the Santa Barbara County Master Plan and would need to be rezoned for this new commercial use. At the same time the National Park Service was studying the Channel Islands as a new park unit. Generally, the public supported the preservation of the island either as a national park or in its existing state. After years of lawsuits and waiting, the Santa Barbara County Board of Supervisors sided with the Gherinis. Another four years passed and still no detailed plans were produced. Finally, a combination of rising costs and continued public debate led the Gherinis to abandon the project.

A hunting club had been informally started with the permission of Francis Gherini in January 1984. The Gherinis contracted with Jaret Owens of Ojai, California on December 1984 to operate the Island Adventures Club. Owens would pay the Gherini family twenty-five percent of the gross profits for the exclusive hunting rights to the property. Wild Merino sheep (the descendants of the Caire era livestock) were the main target of the hunters, wild boar was a "bonus" to the trip. Kayaking, camping, and bed and breakfast options were also added to the business. Jaret, with the help of his parents Duane and Doris Owens, refurbished the facilities at Scorpion and the house at Smugglers. The cobble patio and masonry barbecue in front of the Smugglers ranch house are attributed to this operation. In the early 1990s, Francis maintained the contract with Island Adventures while the rest of the family sold their lands to the National Park Service. Owens then paid two-thirds of the contract fees to the National Park Service until 1997 when Island Adventures ceased operation.

1992-2001: National Park Service and the Flood of 1997

Mixed reactions to the prospect of becoming a national park have occurred through the years on both sides of the island and across numerous generations. The Caires wanted the island to be a park. At times, Edwin Stanton wanted to sell the property to the National Park Service. His son, Carey was firmly against the option, and the Gherini family was divided. Previously, in 1965, the NPS had been denied access to the island. In 1990, the heirs of Pier Gherini sold the first quarter interest to the National Park Service. Ilda McGinness and Marie Ringrose sold their respective quarter interests to the National Park Service in 1991. Francis Gherini felt the four million dollars offered was too low, despite other appraisals as low as \$2.9 million. Growing concern led the National Park Service and local parties to urge Congress to take the property, denying any rights to the reservations of use and occupancy except for the heirs of Pier Gherini, which was already officially recorded. This action was followed by a lawsuit by Francis Gherini and a House Bill, both of which failed. In 1999, the courts decided Francis Gherini would receive \$12.9 million dollars for his quarter share of property. It took another two years for the NPS to remove the 9,000 feral sheep, which were the private property of the Gherinis.

Major storms in 1997 caused flooding in both Scorpion and Smugglers Valley where water, rocks, and debris swept through the campgrounds and ranch complex. At Scorpion Ranch, the shearing and blacksmith shops were destroyed, the bunkhouse was moved off its foundation, and a layer of silt was deposited across the valley and in the remaining buildings, including the masonry house. The water system, landscaping, small trees, rock retaining walls, roadways, fences and campground structures were either damaged or completely destroyed.

The National Park Service regraded the stream channel following the flood in order to remove several feet of rocks and debris that obstructed the flow of water. Major work was done to restore the Scorpion bunkhouse. The bunkhouse was attached to a new, higher concrete foundation at the original location. Archeological investigation done at the time revealed the foundation of the original adobe building at Scorpion Ranch. The chicken coop, shed, and outhouse have also been stabilized since the flood.

Following the flooding event, the National Park Service improved the two campgrounds within the eucalyptus groves in Scorpion Valley. Many of the roads used by the Caires and Gherinis were easily converted to trails currently used by visitors. A new well provided water to the ranch buildings and park residences built above the sheep corrals in 1999, and a new pier was built over the old foundations.

Analysis And Evaluation

Summary

The landscape of the Caire-Gherini Ranch Historic District exhibits the characteristics of a late nineteenth/early twentieth-century sheep ranch on the Channel Islands. While the physical condition of the ranch is fair, the ranch landscape remains much as it did during its period of significance of 1880-1952. The vernacular landscape continues to demonstrate the aspects of remote ranching through the rise and collapse of ranching in California by maintaining the majority of the landscape characteristics. Although ranching as a historic land use no longer takes place, the natural systems and features, spatial organization, cluster arrangement, buildings and structures, circulation, small scale features, and archeological sites retain integrity and contribute to the significance of the district.

Landscape Characteristics

The natural systems and features of Santa Cruz Island helped to form the appearance of many of the developments on Santa Cruz Island and, specifically, the Caire-Gherini Ranch Historic District landscape. The availability of water, protected harbors, protective canyons, and relatively level upslope grasslands determined the location of ranch complexes as well as fields and pastures. Located in protected, wide canyons near potable water sources, the ranch developments are surrounded by larger pasture systems on the mesa, controlled by an extensive system of pasture fences and “wing” corridors. The meteorological, geologic, hydrologic, and vegetative elements continue to demonstrate the rationale behind ranch developments located at the Caire-Gherini Ranch Historic District. Spatial organization and cluster arrangement continue to convey the response to the ranch’s functional requirements through the original locations and arrangements of buildings and structures, vegetation, and circulation and are contributing landscape characteristics despite the loss of some features.

The buildings and structures display the native materials used and the workmanship of the craftsmen and Italian stone masons employed at the ranch are still evident. Roads, originally used during the period of significance between the ranch complexes and surrounding fields and pastures, are still used as circulation through the landscape for pedestrian or vehicular traffic. The remaining small scale features at the ranch including fencelines, rock piles, kilns, and other features reflect some physical solutions to the demands of managing a sheep ranch. The archeological sites identified on the ranch, primarily the stone hay barns (sacateras) and stable foundations, have the potential to provide further information about ranch functions during the period of significance.

Integrity

The Caire-Gherini Ranch Historic District retains integrity as a rural historic landscape based on landscape characteristics listed above. The ranch exhibits the seven aspects of integrity as defined by the National Register of Historic Places: location, design, setting, materials, workmanship, feeling, and association.

The ranch remains intact in its original location. The local resources and skilled methods used to construct the features, particularly in the design, materials, and workmanship associated with the buildings and stone walls, are still apparent. The isolation of the Channel Islands from mainland development and the site’s parallel ranching history with adjacent lands, has preserved the remarkably intact setting of the ranch. The extensive remaining historic fabric in combination with the setting retains the feeling of the ranch during the period of significance. An association with the Caire and Gherini families and the historic scene of the Caire-Gherini Ranch Historic District is clearly evident through the buildings and organization of the ranch,

Landscape Characteristics And Features

Natural Systems And Features

Natural Systems and Features are the natural aspects that have influenced the development of a landscape.

Natural systems and features establish a physical context for the cultural landscape features of The Caire-Gherini Ranch Historic District. Collectively, the climate, geology, hydrology, flora, and fauna found on Santa Cruz Island create a place where the locations of the Scorpion and Smugglers Ranches developments were both feasible and profitable.

Climate

The climate on Santa Cruz Island is typically Mediterranean. Winters are cool, ranging from fifty-three to fifty-nine degrees Fahrenheit mean temperature in January. The average mean temperature in July is from sixty-two to seventy-two degrees Fahrenheit. Low to moderate amounts of precipitation come primarily in the form of rain during the winter months. Depending on the location, the yearly rainfall can average twenty inches. Very little rainfall occurs from May to October because of a stable Pacific high pressure system to the northwest. Winds generally come from the northwest throughout the year, increasing during the day and decreasing again in the evening.

The Santa Ana winds interrupt this pattern as the winds come from the east. These hot, dry winds occur during the fall and winter and may have a very high velocity. The Santa Ana winds usually affect the islands closer to the mainland by carrying air pollutants out to sea. This pollution affects the air quality important to both the health of island resources and the visitor experience.

Geology

Santa Cruz Island, composed of igneous, sedimentary and metamorphic rock, is twenty-four miles long and two miles wide at the isthmus to six-and-a half miles wide at the highest point. The rugged island is divided by three mountain ranges. Paralleled by two of the ranges is the Central Valley, which is formed by a fault. The northern range is the higher range at 2,404 feet on Picacho Diablo and most rugged, while the southern range has the lowest elevation at 1,523 feet and has a more moderate topography. El Montañon, the third range, effectively divides the eastern end of the island with El Montañon peak reaching 1,808 feet. Santa Cruz Island, along with the other associated islands, has numerous sea caves along the north side, rugged cliff shorelines, sandy beaches, mountain ranges and valleys. Relatively flat marine terraces, historically favored for crops, are found on both the east and west ends of the island (Livingston, 2000) (see photo, Natural Systems and Features #1).

Hydrology

The island hydrology is composed of seasonal streams which primarily follow the canyons leading downslope to the north and south from the two parallel mountain ranges with the central valley draining also to the north. The collection of a number of the large drainages east of El Montañon occurs in Scorpion Valley where the confluence has proved destructive, most recently in the 1997 flood.

Some ground water is also found in the upslope areas. There are numerous springs located in the Aguaje Pasture providing an excellent water source for the livestock pastured there. The water table was easily tapped by the Caires for domestic and agricultural needs at Scorpion Ranch and Smugglers Ranch.

Flora and Fauna

Santa Cruz Island is the most environmentally diverse of the eight Channel Islands. Representative species of the Oregonian and Californian provinces have adapted to the unique and variable conditions of

this transition zone. The harbor species found along the approximately seventy miles of coast around Santa Cruz are “representative of nearly 1,000 miles of the California coast from San Diego to San Francisco (<http://www.nps.gov/chis/scipage.htm>, accessed March 13, 2003).”

The island is composed of coastal shrub, marshes, grassland, chaparral, and pine forests. The microclimates created by the combination of the topography and Mediterranean climate support over 650 species of plants, eight of which are endemic to Santa Cruz, in ten plant communities. Numerous perennial water-ways provide rich, protected riparian areas while in the higher, chaparral elevations the land is dry and rocky.

The native grassland pastures on Santa Cruz Island, which initially provided good grazing land, have been over-grazed and replaced with exotic species typical of grazed lands. Sweet Clover (*Malilotus alba*), elephant grass (*Pennisetum purpureum*), filaree (*Erodium cicutarium*), and a variety of bromes (*Bromus* sp.) were among the species planted by the Caires to improve the pastures.

Fennel, one of the most invasive species, has spread across the isthmus since the removal of cattle in 1988 creating massive thickets that crowd out native species and make movement across portions of the island difficult. The fennel has crossed El Montañon to the Caire-Gherini Ranch Historic District, but so far is not as abundant as on the isthmus. Currently, the fennel appears to be concentrated near Smugglers Ranch.

Enormous numbers of feral pigs, descendents of some of James Box’s pigs, are found throughout the island; while the pigs are generally concentrated west of the El Montañon there is evidence of pig damage on the Caire-Gherini Ranch Historic District. A project is currently underway to remove the feral pig from the island.

The natural systems and features as a whole have not changed enough to effectively alter the natural processes surrounding the ranch. The climate, geology, hydrology and species found on Santa Cruz Island remain today. As a result, natural systems and features retain integrity as a contributing landscape characteristic of Caire-Gherini Ranch Historic District.



Natural Systems and Features #1: View of the steep, grass covered pastures on eastern Santa Cruz Island. Note livestock fences crossing over the ridges. (PGSO, CLI, CHIS-S-0007-33, 2003)

Spatial Organization

Spatial Organization is defined as the three dimensional organization of physical forms and visual associations in the landscape, including the articulation of ground, vertical, and overhead planes that define and create spaces.

The rugged hills, steep canyons, and rocky grassland mesas undoubtedly define much of the spatial organization of the Caire-Gherini Ranch Historic District and, along with the needs of a sheep operation, influenced the use and location of the development. The El Montañon range is a clear divide between the ranch and the rest of Santa Cruz Island. The range creates a barrier that only one trail crosses to connect the Main Ranch with its two former out ranches, Scorpion and Smugglers. Scorpion Ranch was the first out ranch developed on the east side of the island, providing access to the best anchorage east of El Montañon. Smugglers Ranch became the second permanent ranch to the south. Each ranch was tucked into a protective canyon, rather than on the sweeping open lands at higher elevations, and had large areas of flat land for development of buildings, corrals, gardens, vineyards, and orchards. The canyons provided the only suitable development location options since the rolling, grassy uplands provided an ideal location for hay and alfalfa fields as well as sheep pastures, while the canyon bottoms at Scorpion and Smugglers were best suited to infrastructure and transportation developments in addition to groundwater access.

The spatial organization of Caire-Gherini Ranch Historic District has not been altered since its initial configuration in the 1880s and retains integrity as a contributing feature of the landscape.

Vegetation

Vegetation includes these native and non-native deciduous and evergreen trees, shrubs, vines, ground covers and herbaceous plants and plant communities that were used by the Caire and Gherini families for specific purposes.

Scorpion Ranch

The greatest variety of introduced species within the Caire-Gherini Ranch Historic District occurs within Scorpion Canyon, primarily around the ranch residences. In contrast with the open rolling landscape of the east end of Santa Cruz Island, the ranch residence area is relatively lush and shaded, and in the case of the residence yard, contained massing of utilitarian and decorative species. These planted species create a comfortable residential setting, enclosed by a fence line that is distinct from the primarily utilitarian nature of the introduced species throughout the rest of the canyon. Overall, the hundreds of introduced trees in Scorpion Canyon represent approximately eight historically planted species, from the beach area to the to the upper campground (these were inventoried and tagged in 2000 as part of the Tree Evaluation for Santa Cruz Island, Slowik, 2001). Generally, the trees are in fair to good condition with the most prominent stabilization issues being heavy lateral limbs, dead limbs, and dead tops, many of which occur over campsites (see photo, Vegetation #1). For information on the condition and hazards associated with specific trees, see the Landscape Stabilization Costs in this report (Part 4, Page 9) and Slowik, 2001.

Located primarily along the lower south facing slope of Scorpion Canyon, from the area of the dairy caves inland, are numerous contributing Monterey cypress (*Cupressus macrocarpa*) likely planted for shade and as windbreaks. In addition, a number of contributing California pepper trees (*Schinus molle*) are interspersed primarily on the slope above the residences (see photo, Buildings and Structures #4 and Cluster Arrangement #1). A small number of contributing cypress trees are also found at the intersections of Scorpion Canyon Road with Smugglers Road and the service road.

The contributing eucalyptus (*Eucalyptus globulus*) groves on the east end of Santa Cruz Island were planted for windbreaks and harvested for wharf pilings. A large grove, located in Valley Field, currently provides shelter for the lower campground (see photo, Vegetation #2). A smaller grove, located in Valley Field further up the valley, currently provides shelter for the upper campground. These two groves are connected by a row of eucalyptus trees that line the north side of the Scorpion Canyon Road. In December 1997, flooding damaged the groves.

Outside of the yard fence, but in the vicinity of the residences are a single fig immediately to the east, a single, large Norfolk Island pine, or star pine, (*Araucaria heterophylla*) (see photo, Buildings and Structures #8) across Scorpion Canyon Road, as well as a California pepper tree adjacent to the chicken coop to the west. The sizes of these trees suggests that they may date from the period of significance and should be considered as contributing vegetation features until further research can be completed.

Within the residence yard are numerous non-contributing trees, shrubs, and perennials scattered throughout, with the remaining ground sparsely covered with turf grass (see photos, Buildings and Structures #1 and #2). The brilliant colors of contemporary perennial beds surrounding the Scorpion ranch house, bunkhouse, and kitchen are all the result of plantings installed following the 1997 flood which washed away almost all low growing species in the yard. Perennials found at Scorpion Ranch include artemisia, daffodil, daisy, geranium, iris, and rose, among others (see photo, Vegetation #3). A fig tree (*Ficus* sp.), orange tree (*Citrus sinensis*) and lemon tree (*Citrus limon*) are located within a planting bed northeast of the bunkhouse, with artemisia and rose bushes filling in under the trees along a small rock walkway leading from the north side of the bunkhouse to the east. The side yard, to the east

of the bunkhouse, has a row of agave (*Agave americana*) and other smaller succulents in a bed along the fenceline along with a single bougainvillea (*Bougainvillea brasiliensis*, Barbara Karst var.). Outside the beds, the yard opens up to include several tree species scattered around the yard. Following the agave bed south, the south lawn has a willow tree (*Salix* sp.), California pepper tree, Mexican fan palm (*Washingtonia robusta*), locust (*Robinia pseudoacacia*), and fig tree located around the house. The remaining trees within the south lawn form an allée along an access road trace. The allée is lined with a California pepper tree, three locust, two yucca (*Yucca elephantipes*), four palms, and six willows. At the western edge of the residential area, a walnut tree (*Juglans* sp.), willow tree, toyon tree (*Heteromeles arbutifolia*), and California pepper tree are loosely grouped near the access road. A walnut tree and olive tree (*Olea europaea*) are located across the road, just south of this small group.

The six willows at the southwest corner of the yard (see photo, Vegetation #4), the California pepper tree, walnut, and willow in the northwest corner appear to remain from at least 1959 (see photo, History #9), and may date from the period of significance. These trees should be considered to be contributing until further research can determine their age.

Delphine's Grove

The contributing Monterey cypress grove, situated on the mesa south of Scorpion Canyon, is less than one acre (see photo, Vegetation #5). The trees, planted by Delphine Caire, provide a landmark visible from the ocean. Delphine apparently planted a number of groves around the island between 1880 and 1925. The grove is comprised of thirty-six of the original forty-two, though some are in poor condition.

Smugglers Ranch

The vegetation around Smugglers Ranch is considerably more utilitarian in nature than at Scorpion Ranch. The three contributing olive orchards, managed for oil production, still mark the entrance into the ranch complex and are in their original configuration. After traveling on open, rolling grasslands, Smugglers Road is sheltered by the canopy of olive orchards on both sides of Smugglers Road. The first grove is on the south facing slope to the north of the road. Approximately 180 olive trees are found in the four-acre orchard. The trees are spaced approximately twenty feet on center, laid out in rows at approximate forty-five degree angle to the road (see photo, Vegetation #6). The second orchard is quite a bit smaller at just over an acre with ninety trees planted in rows roughly parallel to Smugglers Road. Across the wash, the third olive orchard is arranged in an 'L' shape at nearly three acres with approximately 150 trees. The olives, while still producing, are suckering heavily.

The riparian area is composed of a contributing double row of eucalyptus (*Eucalyptus globulus*) planted during the Caire era. The trees have a lot of deadwood in the crowns and are suckering at the base.

Closer to the ranch house, a row of seven contributing black walnuts run parallel to the Yellowbanks Trail as it passes the ranch house (see photo, Circulation #4). Based on the spacing, one tree appears to be missing from this row. An eighth walnut is located near the intersection of Yellowbank Trail and Smugglers Road. An olive, cherimoya (*Annona cherimola*), and fig are lined up beside the walnut row. A lemon tree, two orange trees, and fig tree, all contributing, are located adjacent to the eastern end of the house.

The remaining vegetation is ornamental in nature (see photo, Buildings and Structures #6). Several non-contributing bougainvillea shrubs (*Bougainvillea* sp.) are found growing on the fence and rock wall in front of the ranch house. A small non-contributing ficus tree (*Ficus benjamina*) is located under the shade of a California fan palm (*Washingtonia filifera*) at the corner of the cobble stone patio. A second California fan palm is located near the remnants of the old Island Adventures welcome arch over Smugglers Road. The palm trees do not likely date to the period of significance, however they should be

considered to be contributing until further research can determine their age.

Delphine's Grove, visible from water several miles away, and the large olive groves at Smugglers Ranch are character defining features which, among others, distinguish the development of Santa Cruz Island from the other Channel Islands. Despite the loss of some trees and the addition of other trees and small annuals and perennials at Scorpion Ranch, the overall character of the introduced ranch vegetation has not been lost. Therefore, the vegetation at Caire-Gherini Ranch Historic District, composed of ornamental trees around the ranch centers, fruit and nut trees, and the Monterey cypress and Eucalyptus groves, retains integrity as a contributing characteristic of the landscape.



Vegetation #1: Monterey cypress located along the Service Road, near the new corral. View of one of the hazard limbs at Caire-Gherini Ranch Historic District. (PGSO, CLI, CHIS-S-0009-2, 2003)



Vegetation #2: View of one of the eucalyptus groves in Valley Field west of Scorpion Ranch. (PGSO, CLI, CHIS-S-0009-8, 2003)



Vegetation #3: View of the non-contributing tree and perennial massings at Scorpion Ranch next to the bunkhouse. (PGSO, CLI, CHIS-N-0013-19, 2003)



Vegetation #4: View of the historic corkcreeper willow row at Scorpion Ranch. Note the modern fence surrounding the residential area. (PGSO, CLI, CHIS-N-0013-23, 2003)



Vegetation #5: View of Delphine's Grove while approving the Scorpion Anchorage. (PGSO, CLI, CHIS-S-00010-1, 2003)



Vegetation #6: View of two of the olive orchards at Smugglers Ranch from the beach. Smugglers Road divides the orchards in the center of the photo. (PGSO, CLI, CHIS-S-0007b-13, 2003)

Circulation

Circulation is defined as spaces, features, and applied material finishes which constitute systems of movement in a landscape.

The circulation system at the Caire-Gherini Ranch Historic District is largely comprised of dirt roads and trails developed to provide access to remote fields and pastures as well as connect the Scorpion Ranch and Smugglers Ranch complexes. Most of these routes began as livestock and cowboy (vaquero) trails. Some of the trails were later expanded into formal dirt roads laid out by the Caire family. The planned roads required extensive cut and fill in order to travel across the rugged terrain on eastern Santa Cruz Island at times requiring the construction of large dry-laid retaining walls. A few of the roads were modified during the Gherini period; however, the circulation around the ranch has remained relatively consistent since the National Park Service took over ownership and management of the property.

CONTRIBUTING

Scorpion Canyon Road/Trail

Scorpion Canyon Road and Trail is a one lane dirt road approximately twelve feet wide which runs the length of Scorpion Canyon from the beach past the ranch residences and facilities and the eucalyptus grove for one-and-a-half miles before connecting with the road/trail to the oil well. The last half mile narrows to a trail and is only accessible on foot. At the beach, the road forks to reach the north and south ends of the beach. The dominant northern route originates at the pier, and is joined near the residences by a route originating from the southern end of the beach (see photo, Circulation #1). A gravel loop road starts nearby, passes between the residences adding to the picturesque quality of the buildings, and rejoins the principal road near the intersection of Smugglers Road and Service Road. Another branch parallels the principal route on the south side of the valley, connecting with the principal route at the intersection with Smugglers Road. The fifth route of Scorpion Canyon Road to the shore is barely more than a trace. This small section was used to connect Scorpion Ranch directly to the pier; however, the road is actively being eliminated through re-vegetation efforts to preserve the site. Even though the road through Scorpion Canyon has been altered at times in the last 150 years by Caire and Gherini in response to stream course, the corridor still provides access from the landing to Scorpion Ranch and eventually onto the fields and the rest of the east end of the island.

Potato Harbor Road

This two mile dirt road is approximately twelve feet wide and runs from the upper campground to the top of the bluffs where the road meets up with the western portion of the original Cavern Point Road. The road is currently used as a hiking trail and NPS access route to the northwest portion of the Caire-Gherini Ranch Historic District.

Smugglers Road

Smugglers Road, constructed to connect Scorpion Ranch with Smugglers Ranch in 1892, is three miles long and approximately twelve feet wide. The road begins at the intersection of Scorpion Canyon Road and Service Road just west of the ranch residences and requires deep cuts for the roadbed into the steep hillside (see photo, Vegetation #3). Large stone retaining walls are used to fill in the ravines; two of the walls are over 100 feet long (see photo, Circulation #2). The steep climb turns onto the easy grade of Scorpion Field. This dirt road is currently the only access to Smugglers Ranch (see photo, Circulation #3). The alignment has been altered slightly at the approach to the airfield and by the elimination of a shortcut near Delphine's Grove.

Smugglers Road Trace

Early attempts at Smugglers Road are visible as only a faint road trace up the south side of Scorpion

Canyon approximately one-half mile west of the current Smugglers Road. There are also some retaining walls along the trace.

Cavern Point Trail

The Cavern Point Trail originates from Scorpion Canyon Road at the concrete reservoir near the lower campground. This former dirt road is one-mile long, approximately ten feet wide, and follows a gully up to the former location of the Cavern Point hay barn (sacatera). The route was in place by 1875, rerouted in 1885 and is currently used as part of a hiking trail to Cavern Point.

El Montañon Trail

The El Montañon Trail, or Main Ranch Trail, probably started as a Native American trail before becoming a horse and foot trail used the ranch workers. The hiking trail configuration currently ranges from a two foot wide path west of the oil well site to a one lane dirt road where it overlaps with the Oil Road. The rugged conditions over El Montañon prohibited the trail from being developed into a wagon road, however, the route joins the oil well road approximately one-half mile north of the well site. From there, the trail ascends a steep ridge to the top of El Montañon ridge. The trail continues to climb the ridge to the west over El Montañon and eventually to the Main Ranch. While the lower, eastern portions of the trail cannot be discerned the trail probably followed the current route of the Oil Road into the northern end of Scorpion Valley.

Yellowbanks Trail or Aguaje Road

The two-and-a-half mile Yellowbanks Trail appeared in maps as early as the 1870s as the Aguaje Road, and portions survive today as a ten foot wide dirt road used for hiking and NPS access. The trail begins at Smugglers Ranch (see photo, Circulation #4) and connects to the Aguaje Pasture #1 and #2 to the southwest. The current alignment, completed before 1954, begins with a steady climb and switchback to the uplands, where the trail travels west before curving southeast toward Yellowbanks where a collapsed cliff face appears to have destroyed the route. The trail appears to continue into Aguaje Pasture #1, but could not be assessed. A short spur trail towards El Montañon intersects with the Yellowbanks Trail to the west.

Airstrips

There are two landing strips located at the Caire-Gherini Ranch Historic District, one in Campo Grande between Potato Harbor and Cavern Point and the second in Smugglers Field between Smugglers Ranch and San Pedro Point. The airstrips were developed after 1928 and were used by the Gherini family and their visitors. The Campo Grande strip, developed on an old road from the 1870s, has not been used since 1997. Smugglers airfield has not been used since 2001 and is currently not maintained. The airstrip is a grade dirt runway about one-third mile long marked by a wind sock.

NON-CONTRIBUTING

Oil Road

Between 1966 and 1968 an oil company graded an access road from the upper end of Scorpion Canyon to a spur ridge that leads to the oil well. Like many roads at the Caire-Gherini Ranch Historic District extensive cut and fill was required as the road climbs out of the canyon and crosses numerous ridges and valleys. The Oil Road joins the historic El Montañon Trail on a spur ridge.

Service Road

The Service Road begins near the residences at Scorpion Ranch and travels northwest up a ravine for nearly 1,000 feet before reaching a fork. The right fork ends at a water tank located along Cavern Point Trail, another 1,600 feet to the northwest (see photo, Cluster Arrangement #3). The left fork is a short spur road that leads directly to the NPS housing and maintenance area.

Cavern Point Loop Trail

The Cavern Point Loop Trail was constructed in 2002 by the National Park Service to connect Cavern Point to Scorpion Canyon Road. The three-quarter-mile trail leaves the upper end at the Cavern Point Trail and follows the cliffs before taking several switchbacks down the north side of Scorpion Canyon to Scorpion Canyon Road.

The circulation system in the Caire-Gherini Ranch Historic District landscape continues to reflect patterns of movement on the ranch during the period of significance. The roads and trails used by ranch owners and employees continue to function as such, though somewhat modified, bringing people and vehicles between the ranch centers at Scorpion and Smugglers in addition to providing access to the upland slopes. Their structure, width, and use of materials, are still consistent with their original construction and layout. As a result, the circulation patterns within the Caire-Gherini Ranch Historic District retain integrity as a contributing landscape characteristic.



Circulation #1: View of some of the branches of Scorpion Canyon Road. The intersection of Smugglers Road, Scorpion Canyon Road, and the Service Road is at the center of the photo. (PGSO, CLI, CHIS-N-0013-33, 2003)



Circulation #2: View of the rock work used in the initial ascent from Scorpion Canyon. (PGSO, CLI, CHIS-N-0013-5, 2003)



Circulation #3: Smugglers Road divides the olive orchards before turning toward Smugglers Ranch. (PGSO, CLI, CHIS-S-0008-6, 2003)



*Circulation #1: View of the Yellowbanks Trail at Smugglers Ranch. Walnut trees line the south side of the trail.
(PGSO, CLI, CHIS-S-0007b-17, 2003)*

Characteristic Feature	Type Of Contribution	LCS Structure Name	IDLCS Number	Structure Number
Airstrips	Contributing	Airstrips (2)	347075	
Cavern Point Trail	Contributing	East Santa Cruz Island Ranch Trails	347077	
El Montañon Trail	Contributing	East Santa Cruz Island Ranch Trails	347077	
Potato Harbor Road	Contributing	East Santa Cruz Island Ranch Roads	347079	
Scorpion Canyon Road/Trail	Contributing	East Santa Cruz Island Ranch Roads	347079	
Smugglers Road	Contributing	Smuggler's Ranch Road	059661	SCI6
Smugglers Road Trace	Contributing	Smugglers Road Trace	347079	

Yellowbanks Trail/Aguaje Road	Contributing	Yellowbanks Trail/Aguaje Road	347079
Cavern Point Loop Trail	Non-Contributing		
Oil Road	Non-Contributing		
Service Road	Non-Contributing		

Buildings And Structures

For purposes of the CLI, buildings are defined as elements primarily built for sheltering any form of human activity, whereas structures are functional elements constructed for purposes other than sheltering human activity.

The contributing buildings and structures at Caire-Gherini Ranch Historic District were constructed by the Caires between 1880 and 1918 when most of the infrastructure was installed. These developments on the east end of Santa Cruz Island housed ranch hands and activities associated primarily with sheep ranching. The Scorpion ranch house, bunkhouse, kitchen, chicken coop, outhouse, forge/shed, potato and dairy caves, as well as Smugglers ranch house all continue to reflect the primary domestic, utility, and husbandry shelters found on the ranch during the period of significance.

The buildings and structures that do not contribute to the ranch were constructed to assist with National Park Service administration and visitor services. At Scorpion, these include two park residences, four bunkhouses, a bathroom facility, and kitchen at the NPS housing area, in addition to the pier. Modern privies are located within the campgrounds, near the Scorpion pier, and at Smugglers Cove. A small pumphouse is also located near the ranch house at Smugglers Cove.

CONTRIBUTING

Scorpion Ranch House

The two story adobe and rubble wall masonry house, built in 1886, provided a bakery, kitchen, and dining room with dormitory housing upstairs (see photo, Cluster Arrangement #1). The building is fifty-one feet by eighteen feet and is placed on a stone and mortar foundation. There are three rooms on the first floor. There are no internal staircases located in the building to reach the two second story rooms. Instead, access to the second floor is from the staircase located at back of the building on the eastern end. The plaster faced rubble walls of the house vary from seventeen to twenty inches on the first floor to fifteen to twenty inches on the second floor. The limestone quoins are irregular, but are typically 8" x 11" x 22" (Historic Structures Report, 2002). The exterior is stucco painted white.

The unreinforced masonry building is currently used only for storage. Efforts are underway to rehabilitate the building for use as a visitor contact station and ranger office.

Bunkhouse (Owner's Residence)

The bunkhouse was constructed between 1914 and 1917 for the Caires on the site of a previous residence. The one-and-a-half story wood frame residence, with board and batten siding, can be accessed through doorways on both the north and south elevations (see photo, Buildings and Structures #1). The north door opens into a small courtyard formed by the adobe house and kitchen. The south door faces Scorpion Wash. The thirty by thirty foot building sits on a new concrete foundation and has a wood shingle roof. New plank steps, with a small stoop, are used to reach the doors. The new foundation and steps are a result of the flood of 1997, when the house was shifted off its foundation to the northeast. The building was elevated about three feet and secured to the foundation. The bunkhouse functions as the core of the structural development on the east end of Santa Cruz Island, with the majority of historic developments surrounding it.

As part of their deed agreement with the National Park Service, the Gherini family retains use and occupancy rights of the ranch complex, excluding the two-story building until December 12, 2014.

Chicken Coop/ Meat Shed

This small, eighteen by nineteen-foot, chicken coop/meat shed immediately west of the ranch yard may

date to at least 1918 when a small structure in the approximate location is first depicted on the Santa Cruz Island Company plat of Scorpion Ranch (see photo, Cluster Arrangement #1). There have been a few additions to the wood frame structure, including a small porch and an eight-and-a-half square foot room. Some damage occurred to the structure in the flood of 1997, though the recent excavation of soil around the perimeter of the building has likely slowed deterioration. The building was stabilized in 2002.

Outhouse

This double-seat outhouse upslope to the east of the ranch house may date to as early as 1880 when the Caires developed Scorpion Ranch (see photo, Buildings and Structures #3). The structure is six feet square with three-foot long shakes nailed to the wood frame. The steeply pitched gable roof is also covered with wooden shakes. The building had some rot in the roof, termite damage, and debris build-up around the foundation, but was stabilized by the National Park Service in 2001.

Forge/Shed

On the plat map of 1892, this structure may have been the forge, but was used as an implement shed after the construction of a blacksmith shop in 1918. The structure has since been used as a shed. The wood frame building measures ten feet by fifteen feet with wood plank walls (see photo, Buildings and Structures #4). The gable roof is covered with wooden shakes. Square cut nails are used as the major fasteners in the construction. It was rehabilitated in 1999 because of a severe lean and termite damage. The shed is the last remaining utilitarian structure of a row formerly located at the base of the south-facing slope of Scorpion Canyon.

Potato/Dairy Caves

Natural caves located on the south-facing slope in Scorpion Canyon were converted for use as food storage during the Caire era (see photo, Buildings and Structures #4). A large cave, located just east of the Scorpion ranch house, was used to store potatoes and other items. The entrance was filled in with stone and mortar leaving only a door. During the flood of 1997, the door was knocked off its hinges and the cave entrance was silted in approximately two to three feet (see photo, Buildings and Structures #5). A second cave was used for dairy storage. The cave, located closer to the beach than Potato Cave, was covered with stones, brick and mortar leaving two small windows and doorway.

Smugglers Ranch House

The two story un-reinforced adobe and rubble wall house, built in 1889, served as a bakery, kitchen, and dining room with dormitory housing upstairs similar to the Scorpion ranch house (see photo, Buildings and Structures #6). The building is fifty-one feet by eighteen feet and is placed on a stone and mortar foundation. There are three rooms on the first floor. Access to the three dormitory rooms on the second floor is from the staircase located at back of the building. There are two porches with a rise between them on the rear elevation, as a result of the eastern most door being slightly lower than the other two doors. The plaster faced rubble walls of the house vary from seventeen to twenty inches deep on the first floor to fifteen to twenty inches on the second floor. The limestone quoins are typically twelve inches high and deep and twenty-four inches long, however, the quoins on the west side of the house are uncut to allow for a potential addition. The shingled roof is hipped only on the east end; the west end is a simple gable. The front elevation has a sundial scored into the plaster over the center door along with the construction date, 1889, and a projecting rod to tell time (Historic Structures Report, 2002).

The building was used as a commercial hunting lodge from 1985 to 1997, the year the National Park Service acquired the property.

Check Dams

Numerous check dams were built in the 1880s and 1890s throughout the extensive drainage systems

around the Caire-Gherini Ranch Historic District (see photo, Buildings and Structures #7). The dams were part of Caire's plan to control flooding, limit soil erosion, and protect fields and buildings. These rock dams are constructed using both dry-laid and mortared techniques and range in size from less than a foot high using only a few stones, up to five feet high with numerous tiers. A number of dams have been lost or damaged by floods. More than 200 dams have been identified by park staff.

Retaining walls

The dry-laid rock retaining walls located in Scorpion and Smugglers Creek resulted from the same plan that led to the development of the check dams. One of the remaining retaining walls in Scorpion Creek is located near the Scorpion Ranch and is over 265 feet long (see photo, Buildings and Structures #8). The major remaining retaining wall located in Smugglers was adjacent to Yellowbanks Trail and is over 200 feet in length (see photo, Cluster Arrangement #2). Most of the retaining walls in the creek have been destroyed or covered by flood activity, such as the flood of 1997. Other retaining walls found through the ranch range from several feet to nearly 200 feet long. The retaining walls built to support Smugglers Road as it rises out of Scorpion Canyon are some of the more notable walls, each around 200 feet long. The retaining wall near the Scorpion ranch residential area was damaged in the flood, but repaired by park staff the following year. A rock wall has been identified at a former water tank site at Smugglers but was not located.

NON-CONTRIBUTING

Kitchen

The kitchen is located west of the ranch house. The original building on the site, measuring fourteen by twenty feet, was a shed (see photo, Buildings and Structures #2). The structure was reconstructed in 2000 due to rot, termite damage, and the collapse of the rear wall. The wood frame shed is covered with board and batten siding. The gable roof has wood shingles. The kitchen is still used by the Gherinis when visiting the island.

NPS Staff Residences

There are two park residences located within the NPS housing and maintenance area built in 2001 (see photo, Cluster Arrangement #3). The buildings are approximately sixteen by forty feet including a large concrete porch. The buildings are located on round concrete pillars to minimize disturbance to the ground. Each residence contains its own bathroom and kitchen.

NPS Bunkhouses

Within the NPS housing and maintenance area, four bunkhouses were built in 1999 and in a similar style to the residences (see photo, Cluster Arrangement #3). Each cabin contains two rooms that open onto a small shared wood porch. The smaller buildings rest on concrete pillars about three feet from the ground.

NPS Bathroom Facility

The bathroom facility, also on concrete pillars, was constructed within the NPS housing and maintenance area at the same time as bunkhouses. The building is divided into four separate rooms, three of which each contain a toilet, sink, and shower (see photo, Cluster Arrangement #3). The fourth room is used for storage. The structure has two porches, one to the north and another facing south, which provide access to the rooms.

NPS Kitchen

The kitchen was constructed along with the bunkhouse and bathroom facilities. The building is approximately sixteen by forty feet with a small stoop (see photo, Cluster Arrangement #3). The building is also located on round concrete pillars within the NPS housing and maintenance area. The

building is divided into four rooms; the kitchen, a storage room, living room/office, and foyer.

Pit Toilets

There are five modern pit toilets located within the boundaries of the Caire-Gherini Ranch Historic District. The first one is located along Scorpion Canyon Road between the pier and the Scorpion ranch house. There are two toilets located in the lower campground and one in the upper campground. The final toilet is located near the Smugglers Cove picnic area. Only the toilet along Scorpion Canyon Road is highly visible from the historic ranch developments.

Pier

Constructed over the historic pier abutment built by the Gherinis in 1938, the modern pier structure, composed of steel, concrete, and wood, is a railroad car chassis laid on the old abutments in 2001 (see photo, Buildings and Structures #9). The boardwalk is over eighty feet long, ending in a square platform. The pier is lined with metal railing except where the ladders used to reach the boats are located.

While there have been a few buildings and structures constructed at Caire-Gherini Ranch Historic District that do not date to the period of significance, they are sensitively located in isolated locations out of sight from the historic ranch areas. Additionally, a few structures, including the hay barns (sacateras), stables, and blacksmith shop, have been lost over the years to razing, floods, and neglect. The remaining historic buildings and structures, however, have been preserved by the National Park Service and continue to demonstrate the domestic, utilitarian, and husbandry orientated needs of the ranch during the period of significance. As a result, buildings and structures retains integrity as a contributing landscape characteristic to the Caire-Gherini Ranch Historic District cultural landscape.



Buildings and Structures #1: View of Scorpion bunkhouse. Much of the vegetation around the house post-dates the period of significance. (PGSO, CLI, CHIS-N-0013-26, 2003)



Buildings and Structures #2: View of the kitchen at Scorpion Ranch. Non-contributing bougainvillea and banana has been planted on the south side of the building. Scorpion ranch house is on the far right. (PGSO, CLI, CHIS-N-0013-20, 2003)



Buildings and Structures #3: View of the outhouse at Scorpion Ranch. (PGSO, CLI, CHIS-N-0013-31, 2003)



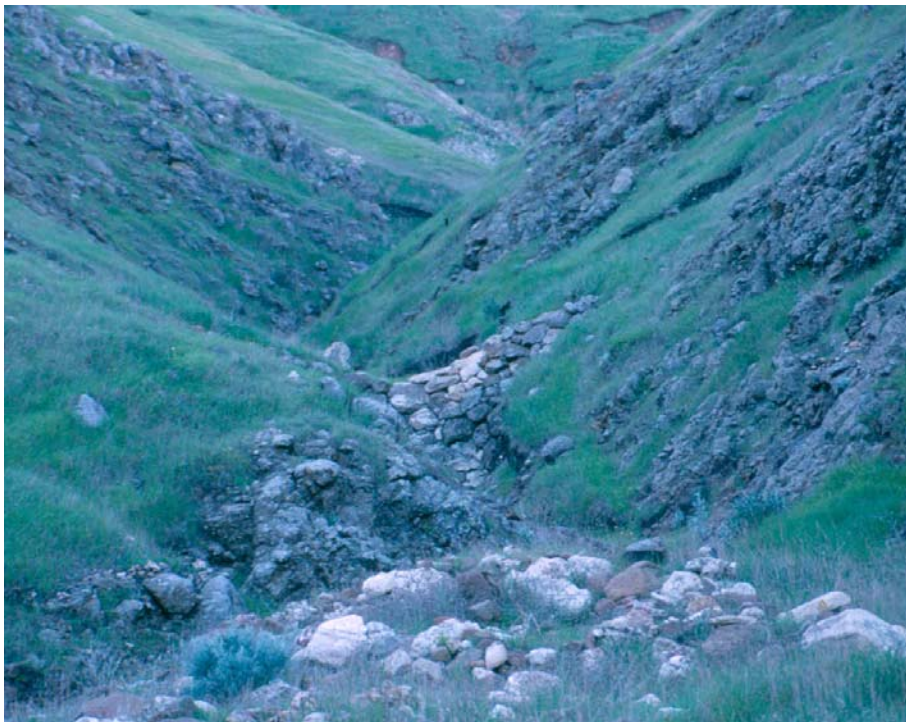
Buildings and Structures #4: View of the shed. Note potato cave to the left and dairy cave on the far right. The white building is a modern NPS toilet. (PGSO, CLI, CHIS-N-0013-11, 2003)



Buildings and Structures #5: View of the damage to the potato cave at Scorpion Ranch from the flood of 1997. (PGSO, CLI, CHIS-N-0013-30, 2003)



Buildings and Structures #6: View of Smugglers ranch house. (PGSO, CLI, CHIS-S-0007b-18, 2003)



Buildings and Structures #7: An example of the many check dams found throughout East Santa Cruz Island. (PGSO, CLI, CHIS-S-0009-6, 2003)



Buildings and Structures #8: View of Scorpion Wash with a section of the retaining wall. The Norfolk Island Pine is near the center of the photo. (PGSO, CLI, CHIS-S-00013-6, 2003)



Buildings and Structures #9: View of the modern pier in Scorpion Harbor. (PGSO, CLI, CHIS-N-0013-3, 2003)

Characteristic Feature	Type Of Contribution	LCS Structure Name	IDLCS Number	Structure Number
Bunkhouse (Owner's Residence)	Contributing	Bunkhouse	059653	721
Check Dams	Contributing	Rock Wall And Check Dams	059700	
Chicken Coop/Meat Shed	Contributing	Chicken Coop/Meat Shed	102104	SCI
Dairy Cave	Contributing	Dairy Cave	059657	SCI4
Forge/Shed	Contributing	Old Forge/Shed	059651	SCI2
Outhouse	Contributing	Outhouse	059674	SCI11
Potato Cave	Contributing	Potato Cave	059658	SCI5
Retaining Walls	Contributing	Road Retaining Walls	059663	SCI7
Scorpion Ranch House	Contributing	Scorpion Ranch House	059652	720
Smugglers Ranch House	Contributing	Smuggler's Ranch House	059665	717
Kitchen	Non-Contributing	Scorpion Ranch Storage Shed	059654	724
NPS Bathroom Facility	Non-Contributing			
NPS Bunkhouses	Non-Contributing			
NPS Kitchen	Non-Contributing			
NPS Staff Residences	Non-Contributing			
Pier	Non-Contributing			
Pit Toilets	Non-Contributing			

Cluster Arrangement

The cluster arrangement of a landscape refers to the location and patterns of buildings, structures, and associated spaces.

The Caire-Gherini Ranch Historic District can be divided into four clusters based on location, function and period of development. The Scorpion Ranch cluster was developed as permanent out ranch to support the main ranch and house ranch employees by 1880 in Scorpion Canyon. The Smugglers Ranch cluster was not developed as a permanent complex, concentrating on orchard and vineyard production in Smugglers Wash. The final two clusters on the east side of Santa Cruz Island are the campgrounds and the NPS park housing area. The campgrounds were developed by the hunt club and enlarged and improved after the National Park Service began managing the property in 1997. The housing area was constructed in 1999 by the NPS for employee residential and administrative purposes.

CONTRIBUTING

The Scorpion Ranch cluster is located at the lower, eastern end of Scorpion Canyon. As the center of ranching activities on the eastern end of Santa Cruz Island, the Scorpion Ranch cluster is the most complex, consisting of three domestic buildings within a fenced yard with numerous introduced trees, and a number of historic and non-historic structures, trees, and dirt roads outside of the yard fence (see photo, Cluster Arrangement #1). In a sense, all roads on the eastern end of Santa Cruz Island lead to Scorpion and converge at this cluster. However, the cluster is essentially exclusionary with the fence enclosing the majority of residential structures and ornamental species in the landscape. The need to keep animals out and create a domestic space within has resulted in the Scorpion ranch house, bunkhouse, and kitchen facing each other within easy walking distance along a path passing through the yard. The Scorpion ranch house abuts the north canyon wall and faces out towards the former corral and field area. Outside of the fence to the east is the outhouse, slightly hidden in the trees, and downwind, from the residential area. To the west is the chicken coop, located close to the kitchen for easy access to eggs and poultry. Further to the east and the west are other utilitarian features such as the dairy cave and the NPS corrals (located on the site of the earlier sheep shearing shed and corrals).

Similar to the Scorpion Ranch cluster, the Smugglers Ranch cluster creates a distinctly intimate and residential space within the expanse of Smugglers Wash (see photo, Cluster Arrangement #2). The Smugglers ranch house, like the Scorpion ranch house, abuts the north canyon wall, and faces south towards the yard, walnut trees, and olive orchards beyond. A cobblestone patio with rock walls and barbeque in front of the house creates an enclosed recreational area between the house and other facilities, including windmill, water tank, and troughs. The yard is enclosed by a post and wire fence with Smugglers Road, the walnut trees, a stone retaining wall, and Smugglers Wash all progressing southward in parallel lines. Like the Scorpion Canyon cluster, the effect of the Smugglers cluster is to create an enclosed residential and recreational space distinct from the utilitarian areas surrounding it. The cluster also acts as a hub for two of the double-lined fence rows, or wings, on Santa Cruz Island.

NON-CONTRIBUTING

The third cluster consists of the lower and upper campgrounds in Scorpion Canyon which were developed in the 1990s by the NPS (see photo, Cluster Arrangement #3). They consist of forty campsites with picnic tables spread out along the valley floor under eucalyptus trees with two NPS restrooms.

The fourth cluster is the NPS housing and maintenance area which is nestled in a small bowl above the Scorpion Ranch. It is composed of two park residences, four small bunkhouses, kitchen, bathroom facility, and operations equipment. The eight modern structures face each other, creating a courtyard which is crisscrossed by boardwalks. The operations equipment is at the southeast end of the cluster and

includes a generator and small maintenance equipment stored in freight containers.

Of the four clusters found within Caire-Gherini Ranch Historic District, only the Scorpion and Smugglers have configurations which date from the period of significance. Although a number of features within these clusters were added following the period of significance, they have been added in a way that mimics earlier features or uses (the NPS corral, the barbecue) or reinforces the functions of the place (the yard fences). However, the two contemporary clusters, the campground and NPS housing and maintenance area, post-date the period of significance and do not contribute to the integrity of the landscape characteristic. The campground has minimal development that is well hidden in the eucalyptus groves and does not greatly detract from the historic character of the landscape. Similarly, the NPS area is a small grouping of buildings which is located in an isolated area, well hidden by the rolling topography, and out of site of the Scorpion Ranch complex. This non-contributing cluster does not detract from the integrity of the landscape characteristic. Cluster arrangement therefore retains integrity as a contributing characteristic of the Caire-Gherini Ranch Historic District landscape.



Cluster Arrangement #1: Scorpion Ranch Cluster includes chicken coop on the left, bunkhouse and ranch house in the center, and shed on the right. (PGSO, CLI, CHIS-S-0007b-2, 2003)



Cluster Arrangement #2: Smugglers Ranch Cluster. (PGSO, CLI, CHIS-S-0007b-30, 2003)



Cluster Arrangement #3: NPS Area. (PGSO, CLI, CHIS-S-0007b-6, 2003)

Characteristic Feature	Type Of Contribution	LCS Structure Name	IDLCS Number	Structure Number
Scorpion Ranch cluster	Contributing			
Smugglers Ranch cluster	Contributing			
NPS housing and maintenance area	Non-Contributing			
Upper and Lower Campgrounds	Non-Contributing			

Small Scale Features

Small scale features are the elements that provide detail and diversity for both functional needs and aesthetic concerns in the landscape.

The Scorpion and Smugglers Ranches retain a number of small scale features, most of which are related to the utilitarian needs of the ranch. The location of the ranches in valleys necessitated the extensive use of check dams and retaining walls to control flooding, stream channels, and erosion. The development of fencelines was needed to regulate animal movement, while rock piles were created as part of an effort to clear the fields. The small scale features developed for recreational purposes appear to have been added during the hunting club period in the 1980s or for National Park Service purposes in the last decade and are not contributing.

The telephone poles attached to fence posts along the fenceline over El Montañon, the western fenceline of the wing to Scorpion Ranch, and the western fenceline of the wing to Smugglers Harbor within the East Santa Cruz Island Ranching Landscape are part of a larger communication system established by Justinian Caire. The features are fully discussed as part of the Santa Cruz Island Ranching District CLI.

CONTRIBUTING

Fencelines

Extensive fencing systems divide the property into fields and pastures around the Caire-Gherini Ranch Historic District (see photo, Small Scale Features #1). The fence posts, usually measuring five feet high and spaced every twelve feet, are constructed of split redwood, split utility poles, 4" x 4" dimension lumber, commercial metal posts and occasionally tree branches. The dimensional lumber and metal posts are possibly from repairs made after 1984. A three-foot high wire mesh is stretched between the posts. One or two stands of barbed wire are strung six inches above the wire mesh and a 1" x 8" plank is sometimes nailed to the base of the fence if the mesh did not reach the ground. The fencelines remain standing where the wire mesh has not been removed or broken.

The double-lined fence rows, referred to as "wings", served as corridors during the sheep drives to Scorpion Ranch for shearing and shipping (see photo, Small Scale Features #2). The four wings, totaling five miles in length and averaging twenty to thirty feet in width, channeled sheep from the Aguaje Pastures and the Death Valley Wing Area and Mountain Pasture to Scorpion Canyon. These wings are the only examples of this unique fence feature type on the island.

While much of the fencing in the valley bottom was lost in the 1997 flood, the overall alignments, especially in the upslope areas are intact, though often in poor condition.

Rock Piles

Scorpion Field and Smugglers Field, located on the mesa between Scorpion Ranch and Smugglers Ranch, are spotted with stone piles built by the Caire's largely Italian work force towards the end of the nineteenth century (see photo, Small Scale Features #3). The stones could have been removed to clear the land for tilling, however, only Field No. 203 to the south was used for agriculture. The eighty-six dry-laid piles are spread out over 330 acres and range from forty feet in diameter and six feet high to a few very small piles. Larger rocks are carefully stacked on the exterior with smaller rock fill on the inside. One of the rock piles is topped with a U.S. Coast and Geodetic Survey bench mark. A few of the rock piles are collapsing.

Kilns

There are two kilns at the Caire-Gherini Ranch Historic District which were operated to make lime for

the mortar and plaster used to construct the Scorpion and Smugglers ranch houses. The first stone kiln is built into the north facing slope of Scorpion Canyon across from the campground. The second kiln is located in the north facing slope across Smugglers Wash from the ranch house, east of where the Yellowbanks Trail crosses the wash.

Water Works

The three rock-lined wells at Scorpion Ranch were dug before December 1885. The lower well was probably dug in the 1850s to serve the house. Water was pumped by hand, by hot air pumps, and with a windmill. The original wooden windmill at Scorpion Ranch was replaced in the 1970s. A second stone well is located near the site of the blacksmith shop. The third is located upstream from the current lower campground. The well was hand and hot air pumped into a concrete reservoir and troughs for stock. The reservoir was constructed in 1885, and in 1920 a wooden roof was built over the tank. The wood frame roof has since collapsed. The reservoir is a watertight basin sixteen feet by nineteen feet and six feet deep, with mortared masonry covered in smooth cement. There are two rectangular concrete troughs located nearby.

The water supply for Smugglers Ranch comes from a stone masonry well with stones projecting from the well walls, forming steps (see photo, Small Scale Features #4). A wooden windmill above the masonry well, installed in the 1930s, was replaced by a metal one in the 1990s, though not in operating condition (see photo, Cluster Arrangement #1). A rectangular concrete trough, southeast of the house, was damaged and partly buried during a landslide.

All that remains of two water tanks used for water storage at Smugglers Ranch is a flat area cut into the southern hillside supported by a rock retaining wall.

NON-CONTRIBUTING

Earthen Dams

The Gherinis constructed two of the three earthen dams on the east end of the island. One of the dams was constructed in the 1930s or 1940s across Scorpion Canyon in the Alfalfa Field, near the present day upper campground. The dam has been washed out in flood and only the buttresses remain. The second dam was built in the 1950s across a drainage near San Pedro Point. The dam was constructed with a spillway with a concrete wall. The dam was washed out soon after and never rebuilt. The third earthen dam was built at Cavern Point to hold water piped from a well on the El Montañon as part of the oil exploration in the 1960s and was breached by the NPS in 2001. This dam was not assessed.

Oil Drilling Rig

The oil drilling well site, developed in the mid-1960s, is located near the El Montañon Trail (see photo, Small Scale Features #5). The site contains the remains of a metal tower, abandoned metal modular building, and debris. The site was later developed as a water well.

Corrals

A corral was built in 1997 as part of the sheep round-up at the intersection of Scorpion Canyon Road and the Service Road, the location of the earlier sheep shearing shed and corral at Scorpion Ranch (see photo, Vegetation #1). The wooden corral, approximately eighty feet by 170 feet, is divided into two pens with a long chute leading to the northern pen.

Fences

The Scorpion yard fence separated the primary housing area and gardens from the rest of ranch. The three-sided wooden fence uses the Scorpion Canyon walls to finish the enclosure (see photo, Vegetation #4). The western length of fence is over ninety-five feet long and over 133 feet on the eastern end. The

southern fenceline is over 186 feet long. There is a gate located on the western and eastern fences providing access to the yard. The fence is made of four horizontal 2" x 6" boards. The bottom two boards are immediately adjacent, while the other two are evenly spaced. Horizontal rails are supported by 4" x 4" lumber. The fence post-dates the period of significance.

A modern fenceline has also been constructed in front of Smugglers ranch house. The metal wire fence separates the yard from Smugglers Road and Yellowbanks Trail. The fence is approximately sixty-four feet long on the west, 129 feet along Yellowbanks Trail, and fourteen feet at the intersection of Smugglers Road and Yellowbanks Trail. A wooden arch was once located at the end of this fence with a sign stating "Island Adventures, Hunt Med." Only the vertical poles of the sign remain. The fence was probably constructed as part of improvements for the hunting club.

Eucalyptus Trunk Bollards

Eucalyptus cross sections, averaging two feet high, mark the entrance to Smugglers ranch house (see photo, Buildings and Structures #6). There are nineteen bollards following Smugglers Road from the old arch to the house and eighteen bollards flaring out to the east. The bollards were probably added to the ranch as part of the hunt club additions.

Cobble-Stone Patio and Barbeque

A spacious cobble-stone and concrete patio runs the entire length of the Smugglers ranch house facade. The patio is composed of four different styles of stone layout ranging from tight aggregate concrete to loosely organized stones at large intervals. A stone wall is located on the south and east sides of this patio. A stone barbeque sits perpendicular to the low wall. The patio post dates the period of significance and was added to the ranch as part of the hunt club additions.

NPS Signs

Numerous signs have been added since 1997 when the National Park Service bought the ranch from the Gherini family. The signs range from large wooden park bulletin board at the beach to smaller signs marking the trails. Metal signs are also found marking the upper and lower campgrounds and the ranger station in the NPS area.

Campsites

The forty campsites found at the upper and lower campground were developed by the National Park Service after purchasing the property in 1997 and includes picnic tables and metal pedestal grills.

Water Tanks

Modern water storage tanks have been added to the Caire-Gherini Ranch Historic District following National Park Service acquisition. The pumphouse is located near the old ranch well in the campground, southwest of the NPS housing and maintenance area. Two tanks are located along Cavern Point Trail northwest of the NPS housing and maintenance area. A third tank is located east of the Smugglers ranch house.

Flagpole

A standard metal flagpole was placed in the center of the NPS housing and maintenance area in 1999.

The consequence of the accumulation of non-contributing small scale features has been minimal due to their placement in isolated locations. Additionally, some of the small scale features at Scorpion Ranch were lost during the flood of 1997. However, a large number of small scale features, the fencelines in particular, are found at both ranch complexes and throughout the east end of Santa Cruz Island and convey the character of the historic ranch. Small scale features retains integrity and is a contributing

landscape characteristic of the Caire-Gherini Ranch Historic District landscape.



Small Scale Features #1: A view of the fenceline looking out onto the Aguaje Pasture. (PGSO, CLI, CHIS-S-0008-3, 2003)



Small Scale Features #2: Example of the "wings" found at Caire-Gherini Ranch Historic District. (PGSO, CLI, CHIS-N-0015-19, 2003)



Small Scale Features #3: Example of one of the eighty-six rock piles found at Caire-Gherini Ranch Historic District. (PGSO, CLI, CHIS-N-0015-20, 2003)



Small Scale Features #4: View down the Smugglers Ranch well. Note the stone steps. (PGSO, LCS files, 1999)



Small Scale Features #5: View of the non-contributing oil well site and surrounding debris. (PGSO, CLI, CHIS-S-0008-1, 2003)



Small Scale Features #6: View of the non-contributing barbeque pit and patio in front of the Smugglers ranch house. (PGSO, CLI, CHIS-S-0007b-23, 2003)

Characteristic Feature	Type Of Contribution	LCS Structure Name	IDLCS Number	Structure Number
Fencelines	Contributing	Fencelines (Fences And Gates)	059662	SCI9
Kilns	Contributing	Kilns (2)	347081	
Reservoir	Contributing	Reservoir	102103	
Rock Piles	Contributing	Rock Piles	059664	SCI8
Water Works, Scorpion Ranch	Contributing	Scorpion Ranch Stone Wells And Wind Pump	059656	SCI3
Water Works, Smugglers Ranch	Contributing	Smuggler's Ranch Water System	059666	SCI10
Campsites	Non-Contributing			
Cobble-Stone Patio	Non-Contributing			

Corrals	Non-Contributing
Earthen Dams	Non-Contributing
Eucalyptus Trunk Bollards	Non-Contributing
Fence between Smugglers ranch house and Yellowbanks Trail	Non-Contributing
Fences around Scorpion Ranch residential area	Non-Contributing
Flagpole	Non-Contributing
NPS Signs	Non-Contributing
NPS Water Tanks	Non-Contributing
Oil Drilling Rig	Non-Contributing

Archeological Sites

Archeological sites inventoried by the CLI include the location of ruins, traces, or deposited artifacts in the landscape and are evidenced by the presence of either surface or subsurface features. The CLI takes every precaution not to disclose the location of sensitive archeological sites in order to preserve the resources.

Archeological resources, including sites and isolated finds, at the Caire-Gherini Ranch Historic District represent Island Chumash culture and occupation and were listed on the National Register of Historic Places as part of the Santa Cruz Island Archeological District on January 30, 1980. These resources, however, predate the period of significance for the district, are not contributing elements to the ranch landscape, and will not be discussed in this report.

There are ten hay barns (sacateras), two horse stable foundations, and sheep shearing shed ruins found around the island in the various fields and pastures (see photo, Archeological Sites #1). The dry-laid stone foundations can be found on relatively level areas throughout the east end. Barns were placed near the roads in Scorpion Field, Smugglers Field, Campo Grande, Buck Pasture, Wether Field, and Potato #1, and other fields. During the Caire era these fields were called Potrero Llano, Campo Maximo, Campo Toros, Campo Cruce, Potrero Vallata. However, many of the foundations have been damaged during the floods. The remaining foundations may provide additional information to the understanding of sheep ranching and grain production on the island. The foundations of the original adobe residence at Scorpion and likely subsurface remains of other earlier buildings at Scorpion could provide information about the earliest ranching settlement of the island. These archeological sites retain integrity and are a contributing characteristic of the landscape.



*Archeological Sites #1: All that remains of the sacateras (hay barns) at Caire-Gherini Ranch Historic District.
(PGSO, CLI, CHIS-S-0008-5, 2003)*

Characteristic Feature	Type Of Contribution	LCS Structure Name	IDLCS Number	Structure Number
hay barns (sacateras) foundations (10)	Contributing			
horse stable foundations (2)	Contributing			
Sheep shearing shed ruins	Contributing			

Management Information

Descriptive And Geographic Information

Historic Name(s): Rancho del Este
Smugglers Ranch
Scorpion Ranch
Gherini Ranch
Santa Cruz Island Ranch

Current Name(s): Caire-Gherini Ranch Historic District
Smugglers Ranch
Scorpion Ranch
Gherini Ranch

Management Unit:

Tract Numbers:

State and County: Ventura County, CA

Size (acres): 6,253.49

Boundary UTM

Boundary UTM(s):	Source	Type	Datum	Zone	Easting	Northing
	GPS-Differentially Corrected	Area	NAD 27	10	263652	3764105
	GPS-Differentially Corrected	Area	NAD 27	10	267865	3768695
	GPS-Differentially Corrected	Area	NAD 27	10	260807	3766747
	GPS-Differentially Corrected	Area	NAD 27	10	259089	3769412
	GPS-Differentially Corrected	Area	NAD 27	10	260420	3766246
	GPS-Differentially Corrected	Area	NAD 27	10	259293	3767926
	GPS-Differentially Corrected	Area	NAD 27	10	261240	3771023
	GPS-Differentially Corrected	Area	NAD 27	10	263620	3771188

GIS File Name: C:\GIS\chis_gps\scorpion

GIS File Description: The GIS file is located on Kathleen Fitzgerald's computer at the Pacific Great Basin Support Office in Oakland, California.

National Register Information

National Register Documentation: No Documentation

Explanatory Narrative:

No portion of the Caire-Gherini Ranch Historic District is listed on the National Register of Historic Places.

National Register Eligibility: Eligible -- SHPO Consensus Determination

Explanatory Narrative:

The California SHPO agreed to the findings of this CLI on September 15, 2004.

Date of Eligibility Determination: 9/15/2004

National Register Classification: District

Significance Level: Local

Contributing/Individual: Individual

Significance Criteria: A -- Inventory Unit is associated with events that have made a significant contribution to the broad patterns of our history

Period Of Significance

Time Period: 1880 - 1952 AD

Historic Context Theme: Developing the American Economy

Historic Context Subtheme: Agriculture

Historic Context Facet: Animal Husbandry (Cattle, Horses, Sheep, Hogs, Poultry)

Area Of Significance:

Category: Agriculture

Priority: 1

National Historic Landmark Information

National Historic

Landmark Status: No

World Heritage Site Information

World Heritage Site Status: No

Cultural Landscape Type and Use

Cultural Landscape Type: Historic Vernacular Landscape

Current and Historic Use/Function:

Use/Function Category: Agriculture/Subsistence
Use/Function: Livestock
Detailed Use/Function: Livestock
Type Of Use/Function: Historic

Use/Function Category: Agriculture/Subsistence
Use/Function: Agricultural Field
Detailed Use/Function: Agricultural Field
Type Of Use/Function: Historic

Use/Function Category: Domestic (Residential)
Use/Function: Domestic (Residential)-Other
Detailed Use/Function: Domestic (Residential)-Other
Type Of Use/Function: Both Current And Historic

Use/Function Category: Recreation/Culture
Use/Function: Outdoor Recreation
Detailed Use/Function: Outdoor Recreation
Type Of Use/Function: Current

Ethnographic Information

Ethnographic Survey Conducted: No Survey Conducted

Associated Groups

Name of Peoples: Island Chumash
Type of Association: Historic

Significance Description:

The Island Chumash occupied Santa Cruz Island until the 1820s, with a highly complex society dependent on marine harvest, craft specialization, and trade with mainland tribes. Between 1814 and 1816, many of the Chumash from Santa Cruz left for Mission San Buenaventura and Mission Santa Barbara. Santa Cruz Island has long been of interest to archeologists and paleontologists who have made excavations on the island since the late 1800s. Archeological resources, including sites and isolated finds were listed on the National Register of Historic Places as part of the Santa Cruz Island Archeological District on January 30, 1980.

Adjacent Lands Information

Do Adjacent Lands Contribute?

Yes

Adjacent Lands Description:

Although the majority of Santa Cruz Island is currently owned and managed by The Nature Conservancy, the isthmus, west of El Montañon, is owned by the National Park Service. However, the entire island was formerly owned and operated by the Caire family as part of the overall Santa Cruz Island Ranch development. The Stantons continued ranching the west side of Santa Cruz Island for fifty years, maintaining an open pastoral landscape delineated by Caire and Stanton era fencing, along with residences, barns, a warehouse, stables, feed cribs, water troughs, and other ranching structures. As a result, the lands west of El Montañon contribute as remaining portions of the whole Caire era landscape history and significance.

General Management Information

Management Category: Should Be Preserved And Maintained

Management Category Date: 6/18/2003

Explanatory Narrative:

The landscape has a continuing or potential purpose that is consistent with its traditional use or function, and therefore falls under Category B.

Condition Assessment And Impacts

The criteria for determining the condition of landscapes is consistent with the Resource Management Plan Guideline definitions (1994) and is decided with the concurrence of park management. Cultural landscape conditions are defined as follows:

Good: indicates the landscape shows no clear evidence of major negative disturbance and deterioration by natural and/or human forces. The landscape's cultural and natural values are as well preserved as can be expected under the given environmental conditions. No immediate corrective action is required to maintain its current condition.

Fair: indicates the landscape shows clear evidence of minor disturbances and deterioration by natural and/or human forces, and some degree of corrective action is needed within 3-5 years to prevent further harm to its cultural and/or natural values. If left to continue without the appropriate corrective action, the cumulative effect of the deterioration of many of the character-defining elements will cause the landscape to degrade to a poor condition.

Poor: indicates the landscape shows clear evidence of major disturbance and rapid deterioration by natural and/or human forces. Immediate corrective action is required to protect and preserve the remaining historical and natural values.

Undetermined: Not enough information available to make an evaluation.

Condition Assessment: Fair

Assessment Date: 01/31/2003

Date Recorded: 06/18/2003

Park Management Concurrence: Yes **Concurrence Date:** 2/23/2004

Level Of Impact Severity: Moderate

Stabilization Measures:

The historic buildings, including the two-story at Scorpion Ranch and Smugglers ranch house, should assessed for stabilized or rehabilitation.

The dry-laid stone masonry retaining walls and wells should be stabilized.

The fencelines throughout the Gherini Ranch could be stabilized by replacing missing fence posts and broken barbed and mesh wires in kind. Broken rail elements should also be replaced.

Recommendations found in the Tree Evaluation Survey for Scorpion Valley and Smugglers Cove should be followed, including the pruning of hazard limbs and crossed branches. The historic tree planting throughout the ranch should be maintained including Delphine's Grove, three olive orchards, and the trees in the Scorpion Ranch and Smugglers Ranch.

Impact:

Type of Impact: Vegetation/Invasive Plants

Internal/External: Internal

Description:

While fennel at the Caire-Gherini Ranch Historic District has not reached the density found on the isthmus, the plant has crossed Montañon, and is found primarily around Smugglers Ranch. Fennel can obscure historic resources, destroy views, and cover pastures, as well as disturb soil causing instability to fence posts and other small scale features as has happened at Rancho del Norte if allowed spread. Fennel can be controlled by manually removing the plants while the population is low.

Type of Impact: Vegetation/Invasive Plants

Internal/External: Internal

Description:

Some fruit trees and eucalyptus trees appear to be spreading from the core ranch areas. Suckers and seedlings should be removed. The orchards should be monitored for further expansion. A full assessment of the trees at the Caire-Gherini Ranch Historic District is found in Tree Evaluation: Scorpion Valley and Tree Evaluation: Smuggler's Cove along with other recommendations.

Type of Impact: Vegetation/Invasive Plants

Internal/External: Internal

Description:

Tree tobacco (*Nicotiana glauca*) has been found encroaching on the landscape, particularly at Smugglers Ranch. Tree tobacco is toxic to humans and grazing animals causing respiratory paralysis. The tree self seeds and can easily spread particularly in disturbed areas or burn locations. Removal would require the tree to be dug out as it will stump sprout if cut. Cabrillo National Monument will be experimenting with cutting these trees down, adding table salt to the trunk, and covering with plastic which would be less damaging to cultural landscape and archeological features. Their efforts should be monitored to assess the application on Santa Cruz Island.

Type of Impact: Vegetation/Invasive Plants

Internal/External: Internal

Description:

Wild cucumber (*Marah fabaceus*), or California manroot, is a native plant with a large fleshy root and is common in dry areas like washes, chaparral, and roadsides. However, the plant is covering cultural features at Scorpion Ranch and especially Smugglers Ranch. These plants do not appear to have been planted by the Caire or Gherini families and are not considered historic features. The size of the root limits the ability to dig up

the plant and quickly re-establishes following fire; however the plant could be treated with common herbicides used on perennials.

Type of Impact: Planting Practices

Internal/External: Internal

Description:

The toyon and oak re-vegetation efforts currently underway in the campground under the eucalyptus grove at Scorpion Canyon negatively impact the historic open understory of the grove. Further re-vegetation efforts should be reviewed to determine their impacts on the historic integrity of the ranch.

Type of Impact: Pruning Practices

Internal/External: Internal

Description:

The eucalyptus row following Smugglers Wash and Smugglers Road has deteriorated through years of neglect and old age. The trees should be stabilized by removing deadwood and suckers. The trees may also be pruned to return to the appearance of formal street trees. A full assessment of pruning efforts are found in Tree Evaluation: Scorpion Valley and Tree Evaluation: Smuggler's Cove along with other recommendations.

Type of Impact: Pruning Practices

Internal/External: Internal

Description:

Many trees at Smugglers Ranch have crossed limbs. The resulting abrasions open the tree for insect and disease problems. A full assessment of pruning efforts are found in Tree Evaluation: Scorpion Valley and Tree Evaluation: Smuggler's Cove along with other recommendations.

Type of Impact: Pruning Practices

Internal/External: Internal

Description:

Hazard trees are found throughout the ranch. A Monterey cypress of particular note is located near the corral and service road at Scorpion Ranch. There is a split at the crotch of the limb that crosses the road. The limb is supported on the other side of the road. A full assessment of tree hazards are found in Tree Evaluation: Scorpion Valley and Tree Evaluation: Smuggler's Cove along with other recommendations. Overall, the trees inventoried in the Tree Evaluation for Santa Cruz Island were determined to be in fair condition (Slowik, 2001).

Type of Impact: Pests/Diseases

Internal/External: Internal

Description:

Wild pigs have crossed over El Montañon and have begun rooting in soil around the Caire-Gherini Ranch Historic District. The ground around the rock piles has already been disturbed and damage has been found on the slopes around Scorpion Ranch. The rooting may cause erosion and damage to fencelines, rock piles, vegetation, archeology, and other landscape features.

Type of Impact: Pests/Diseases

Internal/External: Internal

Description:

Sapsucker damage was spotted on several walnut trees at Smugglers Ranch. Those trees without sapsucker damage were found to have decay in the trunks at limb crotches and pruning scars.

Type of Impact: Inappropriate Maintenance

Internal/External: Internal

Description:

Old, wooden gates are located in the various brush piles at Smugglers Ranch. These features and any others in the piles should be removed before the brush is burned. The piles should be removed to lower the risk of spreading disease and pests to the living plants and to minimize fire hazard.

Type of Impact: Neglect

Internal/External: Internal

Description:

Most of the fences around the Caire-Gherini Ranch Historic District are falling because of the lack of maintenance. The loss of the fencelines would be a particularly large impact to the character of a vernacular ranching landscape. In some cases fence posts need to be righted or replaced in kind, and wire stretched between the posts has fallen and should be restrung, concentrating on fences within Scorpion Valley and Smugglers Wash.

Type of Impact: Flooding

Internal/External: Internal

Description:

Most of the Caire-Gherini Ranch Historic District drainages flow to the east down Scorpion Valley. The recent flood of 1997 demonstrated the destructive nature these floods can have on the resources in the canyon. The repair of the historic check dams and retaining walls built for erosion and flood control should be assessed as a possible mitigation effort against future flood events.

Agreements, Legal Interest, and Access

Management Agreement: Other -- Rights of Use and Occupancy of Non-Commercial Residential Property

Expiration Date: 12/18/2014

Explanatory Narrative:

Pier Gherini Jr., Elena Reis, Thomas Gherini and John Gherini hold Rights of Use and Occupancy of Non-Commercial Residential Property, as a condition of their Warranty Deed of sale of their property to the U.S. Government.

NPS Legal Interest: Fee Simple

Explanatory Narrative:

Public Access: With Permission

The historic buildings at the Caire-Gherini Ranch Historic District are restricted to public access. The Scorpion bunkhouse and kitchen are private residences under the Right of Use and Occupancy. The Scorpion ranch house and Smugglers ranch house are restricted because they are unsafe due to hanta virus threats and seismic instability.

Treatment

Approved Treatment: Preservation

Approved Treatment Document: General Management Plan

Document Date: September 30, 1980

Explanatory Narrative:

The 1980 GMP recommends preservation of the cultural resources at Channel Islands National Park “through the adequate research and programming for the preservation, protection, interpretation, use, study and management of the all cultural resources meeting National Register criteria.” However, the GMP was completed before the Santa Cruz Island was purchased by the park. A revised GMP is currently underway.

Approved Treatment Completed: No

Approved Treatment Cost

LCS Structure Approved

Treatment Cost: \$0

Landscape Approved

Treatment Cost: \$0

Cost Date:

Level of Estimate:

Cost Estimator:

Explanatory Description: The LCS has not identified ultimate approved treatment costs for the buildings and structures and no landscape treatment costs have been identified in a park document.

Stabilization Costs

LCS Structure Stabilization Cost:

Landscape Stabilization Costs: \$96,650

Cost Date: August 4, 2002

Level Of Estimate: C - Similar Facilities

Cost Estimator: Contractor

Explanatory Description: Tree evaluations were conducted for Scorpion Canyon (May 15, 2001) and Smugglers Cove (August 4, 2002). Edwin Slovik, certified arborist, recommends pruning

practices and maintenance work to improve the health and vigor of the trees at Caire-Gherini Ranch Historic District. The Eucalyptus trees and trees around the ranch house are estimated to cost \$67,000 to prune. At Smuggler Cove, Mr. Slovik estimates \$20,000 to prune the Eucalyptus trees. The fruit and nut trees will cost between \$7,000 and \$9,000. Delphine's Grove is the only area where pruning is not recommended.

Documentation Assessment and Checklist

Documentation Assessment: Fair

Documentation:

Document: Historic Resource Study

Year Of Document: 2000

Adequate Documentation: Yes

Explanatory Narrative:

Written by D.S. Livingston, this document is in draft and currently on park review. The document provides the ranching history and context for Caire-Gherini Ranch Historic District and all of Channel Islands National Park.

Document: Statement for Management

Year Of Document: 1991

Amplifying Details: The document provides sweeping descriptions of the natural and cultural resources on Santa Cruz Island and all the other Channel Islands.

Adequate Documentation: No

Document: Resource Management Plan

Year Of Document: 1994

Amplifying Details: The document provides sweeping descriptions of the natural and cultural resources on Santa Cruz Island and all the other Channel Islands.

Adequate Documentation: No

Document: General Management Plan

Year Of Document: 1980

Amplifying Details: This document was prepared before the acquisition of Caire-Gherini Ranch Historic District and, therefore, does not address the resources. A new GMP is currently under development.

Adequate Documentation: No

Document: Historic Resource Study

Year Of Document: 1978

Amplifying Details: This document was prepared before the acquisition of Caire-Gherini Ranch Historic District and, therefore, does not address the resources.

Adequate Documentation: No

Document:	Other
Year Of Document:	1994
Amplifying Details:	Draft: Establishing the Ethnohistorical Basis for Cultural Affiliation in the Areas Formerly Controlled by the Chumash Peoples and Presently under the National Park Service Stewardship.
Adequate Documentation:	Yes
Explanatory Narrative:	
For the puposes of this CLI, this document provides a context for the Chumash on Santa Cruz Island.	

Document:	Other
Year Of Document:	2002
Amplifying Details:	Scorpion Ranch House, East Santa Cruz Island: Historic Structures Report
Adequate Documentation:	Yes
Explanatory Narrative:	
This report supplied detailed architectural information on the Scorpion Ranch House.	

Document:	Other
Year Of Document:	2002
Amplifying Details:	Smugglers Ranch House, East Santa Cruz Island: Historic Structures Report
Adequate Documentation:	Yes
Explanatory Narrative:	
This report supplied detailed architectural information on the Smugglers Ranch House.	

Appendix

Bibliography

Citations:

Citation Author:	Slowick, Edwin
Citation Title:	Tree Evaluation: Smuggler's Cove
Year of Publication:	2002
Source Name:	stabilization report
Citation Type:	Narrative
Citation Location:	A copy of the report is located in the CLI files in the PGSO office in Oakland. The original is on file at CHIS headquarters in Ventura, California.

Citation Author:	Slowick, Edwin
Citation Title:	Tree Evaluation: Scorpion Valley
Year of Publication:	2001
Source Name:	stabilization report
Citation Type:	Narrative
Citation Location:	A copy of the report is located in the CLI files in the PGSO office in Oakland. The original is on file at CHIS headquarters in Ventura, California.

Citation Author:	John Gherini
Citation Title:	Santa Cruz Island: A History of Conflict and Diversity
Year of Publication:	1997
Publisher:	The Arthur H. Clark Company
Source Name:	Library Of Congress/Dewey Decimal
Citation Number:	F 868.S23 G44 1997 c.2
Citation Type:	Narrative
Citation Location:	Two copies of this volume are in the Cultural Landscape Library in the PGSO in Oakland, CA.

Supplemental Information

Title: Channel Islands National Park: Santa Cruz Island
Description: Copy of the NPS Santa Cruz Island website at
<http://www.nps.gov/chis/scipage.htm> printed on September 17, 2003.

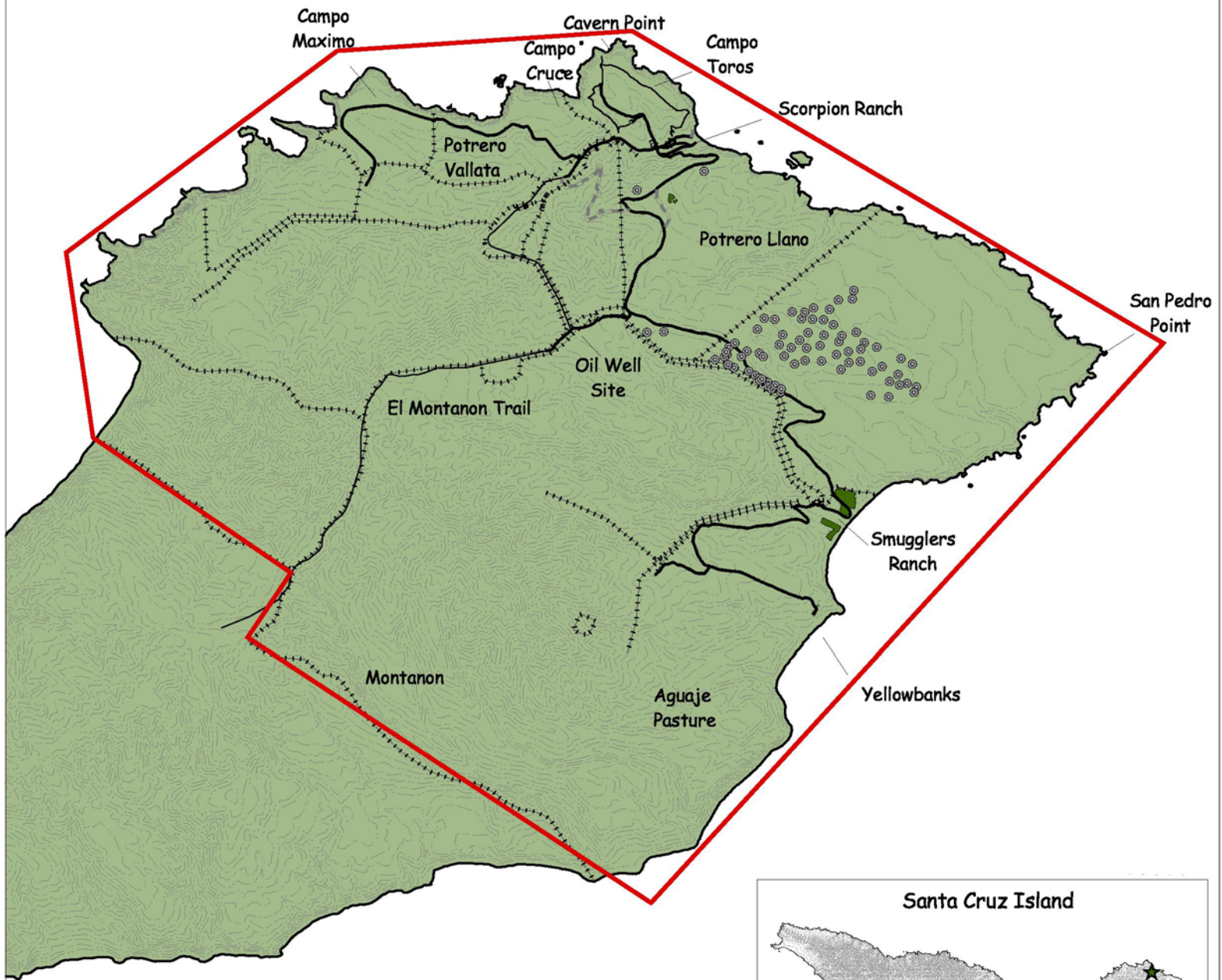
Title: Supplemental Information #1
Description: Full size view of Site Map #1, Caire-Gherini Ranch Historic District.

Title: Supplemental Information #2
Description: Full size view of Site Map #2, Scorpion Canyon

Title: Supplemental Information #3
Description: Full size view of Site Map #3, detail of Scorpion Ranch.

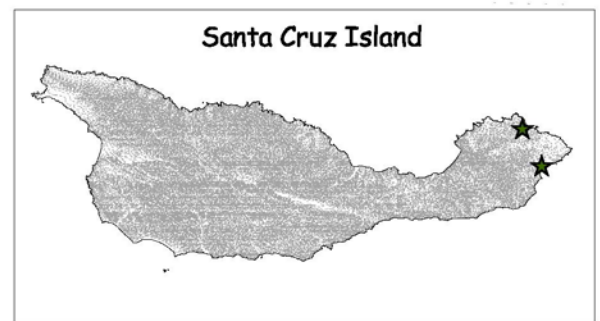
Title: Supplemental Information #4
Description: Full size view of Site Map #4, detail of Smugglers Ranch.

Site Map #1 Gherini Ranch Santa Cruz Island Channel Islands National Park



Legend

- Rock Pile
- - - Fencelines
- Roads
- Road Trace
- Landscape Boundary

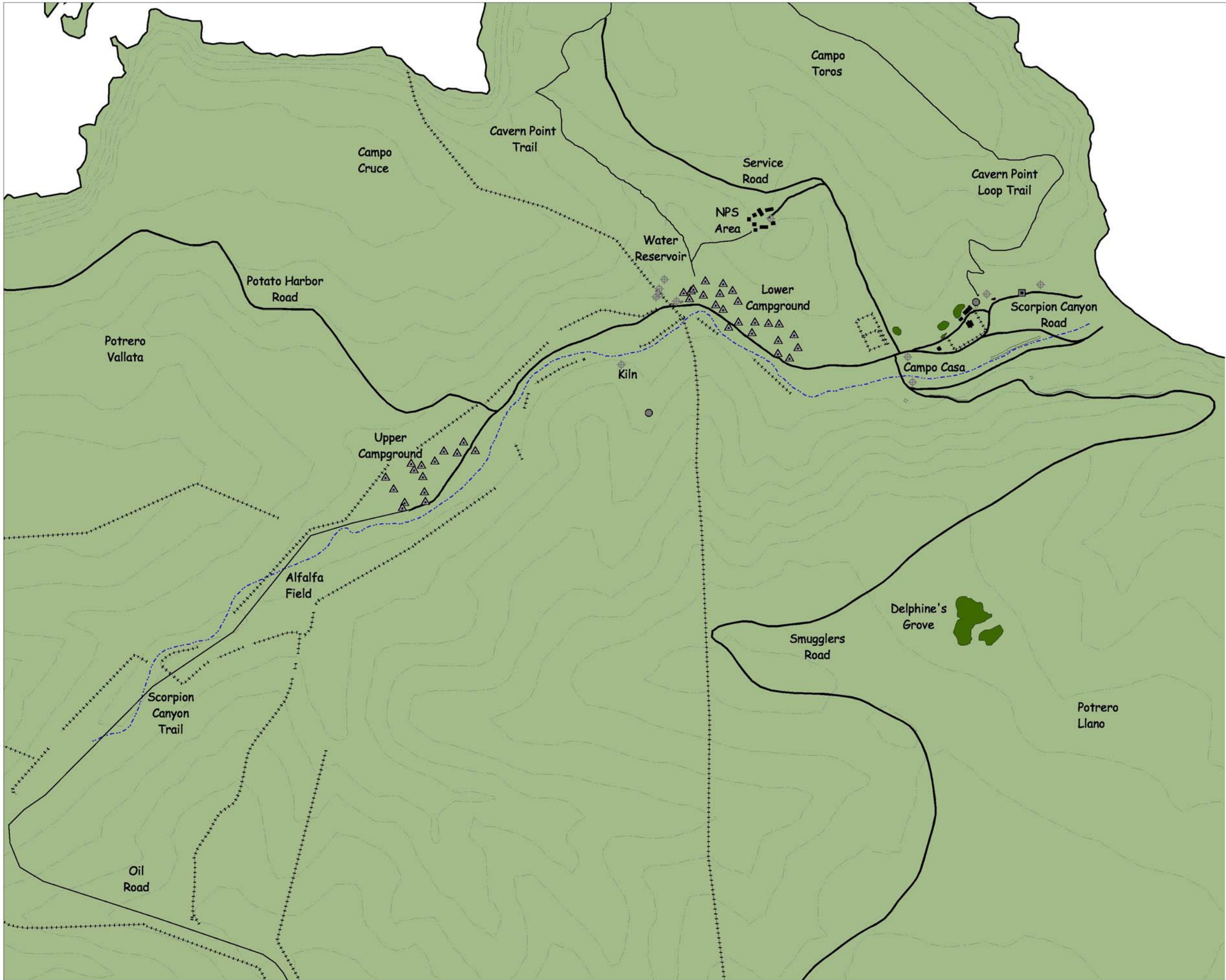


United States Department of the Interior
National Park Service
Pacific Great Basin Support Office
Oakland, CA
2003

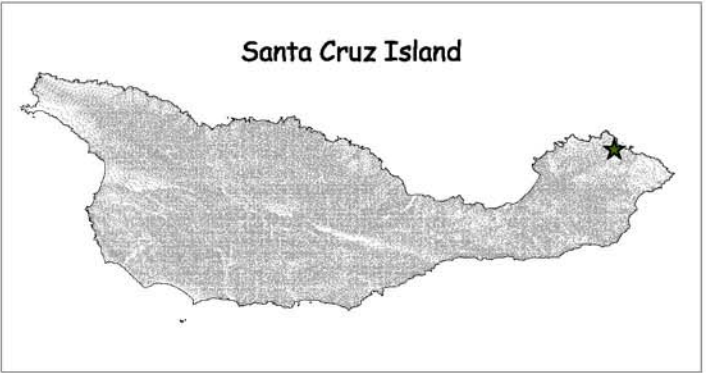


Source: Map derived from park data sources, Rio Hondo College, and GPS (2003).

Site Map #2
Gherini Ranch - Scorpion Canyon
Santa Cruz Island
Channel Islands National park



- Legend**
- Check Dams
 - Camp Sites
 - Buildings
 - Fencelines
 - Roads
 - Trails
 - Rock Walls
 - Scorpion Wash



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 Oakland, CA
 2003



Source: Map derived from park data sources, Rio Hondo College, and GPS (2003).



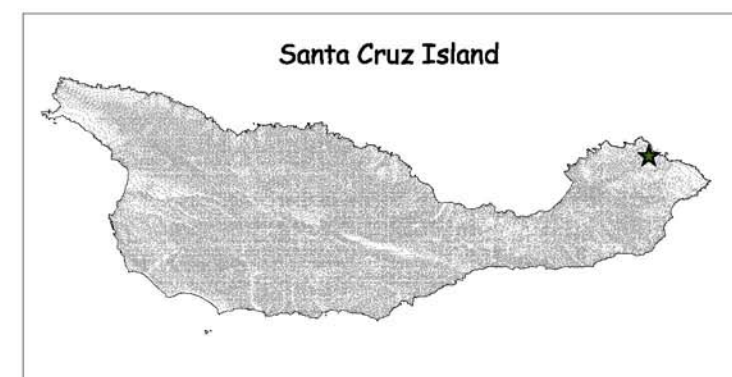
Site Map #3 **Gherini Ranch - Scorpion Ranch** **Santa Cruz Island** **Channel Islands National Park**

Legend

- NPS Restroom
- Check Dam
- Buildings
- Fencelines
- Roads
- Stone Walls
- Scorpion Wash

Vegetation

- | | |
|--------------------|-----------------------|
| ★ Agave | ■ Locust |
| ● Bananna | ▲ Olive |
| ■ Bay Laurel | ◆ Orange |
| ▲ Canary Date | ○ Palm |
| ◆ Corkscrew Willow | ○ Pepper Tree |
| ● Fig | ● Walnut |
| ● Lemon | ● Yucca |
| ● Lemonade Berry | ★ Cypress |
| ● Lime | ★ Norfolk Island Pine |
- Pepper Tree Stands

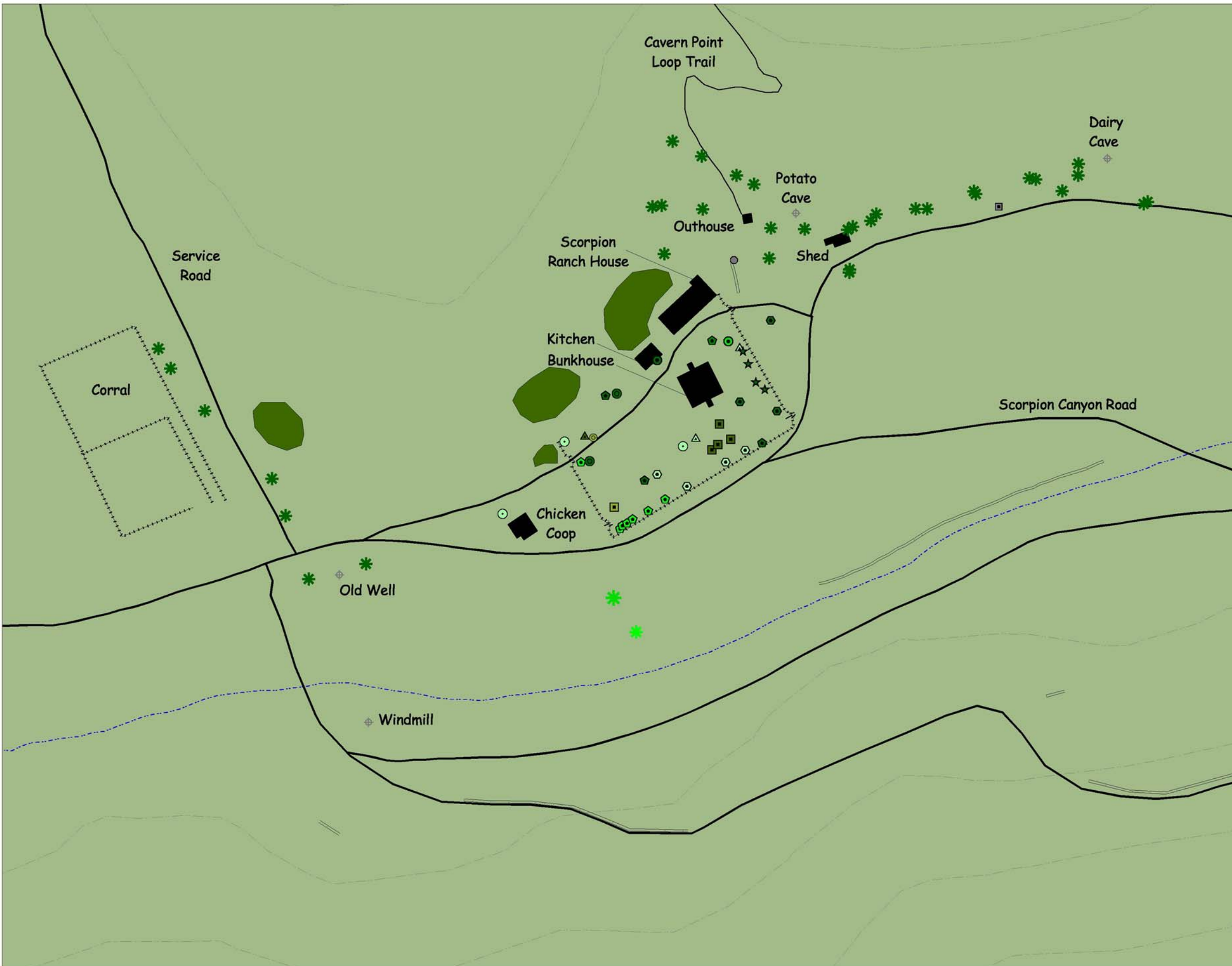


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National Park Service
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Oakland, CA
2003

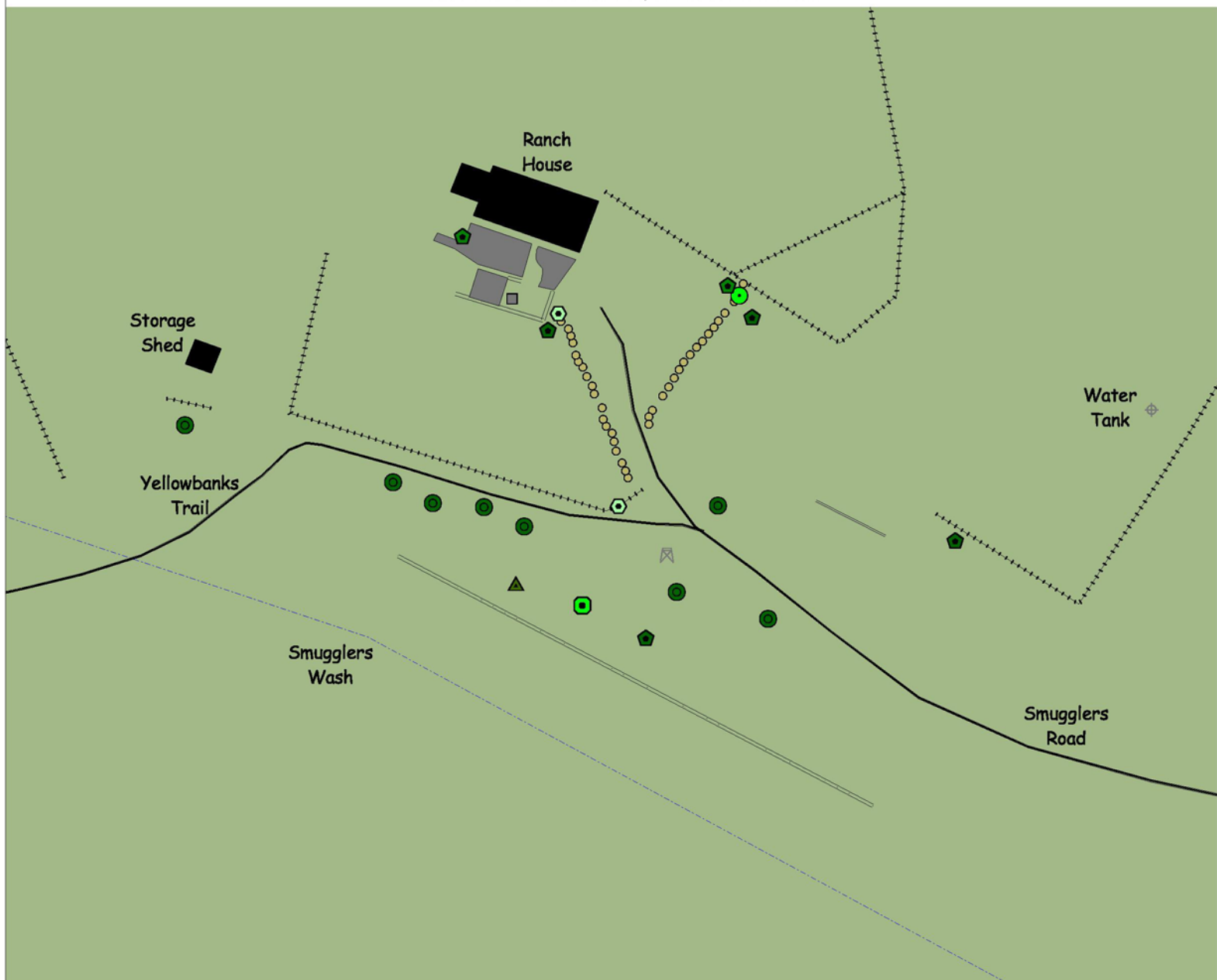


Source: Map derived from park data sources, Rio Hondo College, and GPS (2003).

300 0 300 Feet



Site Map #4 **Gherini Ranch - Smugglers Ranch** **Santa Cruz Island** **Channel Islands National Park**



Legend

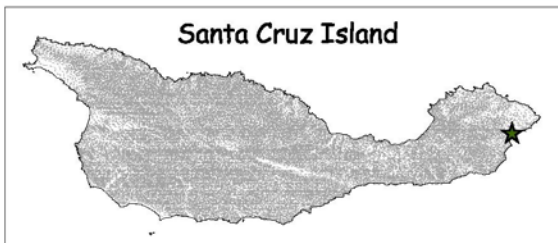


- Barbeque
- Eucalyptus Trunk Bollard
- Windmill
- Buildings
- Cobble Stone Patio
- Fencelines
- Roads
- Stone Walls
- Trough

Vegetation

- Cherimoya
- Fig
- Lemon
- Olive
- Orange
- Palm
- Walnut

50 0 50 100 Feet



United States Department of the Interior
 National Park Service
 Pacific Great Basin Support Office
 Oakland, CA
 2003



Source: Map derived from park data sources, Rio Hondo College, and GPS (2003).