



2242 El Capitan Drive, Riverside, California 92506

(951) 369-1366 ■ daly.rvrdsde@sbcglobal.net

January 28, 2018

Patrick O. Maxon, M.A., RPA
Director, Cultural Services
VCS Environmental
30900 Rancho Viejo Road, Suite 100
San Juan Capistrano, CA 92675

Re: Preservation plan for the "Olmstead" Arch/Live Oak Manor stone arch, Santa Clarita, CA

Dear Mr. Maxon;

Daly & Associates is pleased to submit our documentation of the Live Oak Manor stone arch that was constructed by John E. Olmstead in 1926, as an entrance to his ranch which had established on land that had previously belonged to Henry Clay Needham.

We have prepared a set of California Department of Parks and Recreation Inventory Site Forms (DPR 523 series) to document, describe, and map the location of the stone arch built by Olmstead in the community of Newhall.

Because of the considerable training, skill, and care that must be taken to move and restore a fragile structure such as the Live Oak Manor arch, we have requested that John Loomis, Principal of Thirtieth Street Architects, survey and evaluate the stone structure. Pamela Daly, Principal Architectural Historian of Daly & Associates, and John Loomis, met at the structure on Friday, January 12, to survey the stone arch. The results of Mr. Loomis' survey and evaluation of the structure, and the estimated costs to move and preserve the arch, are presented in a report attached to this letter.

In reviewing the attached documents, please feel free to contact the undersigned for any questions you may have regarding the results of our investigation.

Sincerely,

A handwritten signature in black ink that reads 'Pamela Daly'.

Pamela Daly, M.S.H.P.
Owner – Principal Architectural Historian

Attachments: Set of DPR site forms for Live Oak Manor stone arch/Olmstead Arch;
Olmstead Arch Relocation Study, John Loomis, Thirtieth Street Architects

Olmstead Arch
Sierra Highway at Remsen Road
Newhall, CA

Relocation Study

Prepared for:

Daly & Associates
2242 El Capitan Drive
Riverside, CA 92506
951/369-1366

Prepared by:

Thirtieth Street Architects, Inc.
2821 Newport Boulevard
Newport Beach, CA 92660
949/673-2643

January 18, 2018

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A. Purpose of Study

The purpose of this study is to determine the feasibility of relocating the historic Olmstead Arch in Newhall, CA approximately 10- to 20-feet west of its current location, on the west side of Sierra Highway.

B. Methodology

In preparing this report, Thirtieth Street Architects, Inc., (TSA) reviewed the existing data and history of the Olmstead Arch provided by Daly & Associates, conducted a field investigation of the arch to evaluate the condition of the arch in order to identify any structural distress or deterioration, photo documented the existing conditions, and attempted to determine if the structure was built with a concrete footing and connecting grade beam.

In addition, TSA has consulted with Ralph Clark, of Ralph Clark Mover (former V.P. of American Heavy Moving & Rigging Company; <http://www.americanheavymoving.com/>), a company that specializes in heavy moving and rigging projects, to create a plan to assess the feasibility of moving the arch and develop the probable costs of the relocation.

All work on this report has been coordinated with Pamela Daly of Daly & Associates.

C. Background

The arch was originally constructed in 1926 to attract visitors to Olmstead's Live Oak Manor Cacti Gardens, a point of interest frequented by tourists and sightseers along the "old" San Fernando Road. The stone arch was relocated by Olmstead to its current north/south orientation in 1930, due to the creation of Sierra Highway and the changes to the intersection with Remsen Road. In 1939, Olmstead closed his gardens and moved to Los Angeles, where he died in 1945.

Today, the 91-year-old arch remains adjacent to Sierra Highway, but will need to be relocated as a condition of approval for the development of an adjacent industrial park.

D. Description

The overall structure is 13 ft. wide and 12 ft. high. The columns at each end of the structure are 4 ft. square and the intersection arch is 3 ft. square. Based on dimensions and construction, it appears the entire structure weighs 30 + tons.

The arch appears to have been constructed with a frame of small-diameter rebar supporting a structure of stone masonry and Portland cement. The structure has concrete pads or footings under each of the columns and evidence of a connecting concrete grade beam connecting the column footings.

On the west side of the arch, there is a sign panel let into the face with the word "LIVE OAK MANOR" formed from small stones.

The exposed stonework appears to be composed from a variety of kinds of stones, apparently collected by Olmstead during his travels to other sites throughout California.

At some point in time, it appears that the mortar joints were repainted with red colored mortar over the original grey Portland cement mortar. The red color from this material is bleeding downward and has

stained some of the adjacent stones over time. At the top of each column is a recessed planter with Cacti still growing within the container.

The original structure had an unknown style of electric light fixture mounted to the bottom of the archway at its center. The lighting element is gone but the electrical conduit and junction box is still in place.

E. Condition

The existing arch structure has sustained horizontal cracking and loss of stones where the lower springline of the arches intersect on each column. This was probably caused by differential settlement of the two columns at ground level, or lateral (earthquake) movement with one column pushing on the other, or with the buckling of a column above the springline. Some of the stones that have come loose from the mortar and fallen from the structure. It appears that some of the stones previously attached to the arch may still be remaining on the ground in the area surrounding the arch.

F. Structural Distress

It is apparent that the cracking and loss of stones on the structure was caused by structural distress in the columns and arch. It is likely that these cracks were caused by differential settlement of the 30 + ton monument due to an undersized foundation/footings, or poor soil bearing conditions. Based on an evaluation of the existing reinforcing at the crack areas, it appears that the arch is not adequately reinforced to resist tensile or bending forces.

Although the arch is intrinsically stable due its height over the footing's thickness ratio of 3:1, some of the settlement may have been caused by soil compaction below the footers caused by seismic activity in the vicinity, given the proximity of the arch to the San Andreas Fault.

G. Structural Repair and Seismic Retrofit

Any relocation of this structure should also include repair of structural damage, the likely augmentation of the foundation system, and seismic retrofit of the structure to prevent further distress to the monument. This work should be designed by a qualified Structural Engineer experienced in dealing with the seismic retrofit of historic structures.

H. Feasibility of Relocation

It appears that there are three options with methods to successfully relocate this structure including:

- Removal and relocation of the arch as one piece.
- Dismantling the arch into three distinct pieces, and reassembling in a new location.
- Reconstruction of the arch in a new location with the removal and salvage of face stones, and accurate reconstruction of the arch using a reinforced concrete foundation and core structure.

These methods would protect and maintain the historic significance of the arch.

There is no question that relocation in one piece would be the most desirable relocation alternative since the impact to the resource is minimized.

We discussed these relocation options with Ralph Clark of Ralph Clark Mover, with whom we have worked for many years. He has concluded that it is feasible to relocate the arch and foundation in one piece, much like moving a statue. This can be accomplished in the following steps:

- Search the area for stones that have come loose/fallen from the arch;
- Excavate the area around and under the foundation of the arch;
- Construct a “cradle” of steel I-beams under the arch structure to carry the arch;
- Construct a steel I-beam frame to support the vertical columns;
- Encase the arch structure within the cradle framing so that it is immobile during lifting and moving;
- Install a hydraulic jack system on cribbing beneath the steel cradle;
- Lift the structure and build up the cribbing as the structure rises;
- Lift the structure until a wheeled, flat-bed “sled” can be situated under the arch and cradle;
- Excavate a new location with a ramp access, and build a new foundation, to receive the arch and cradle;

Set the arch within the new location. If the new location site is prepared with an augmented foundation in place, the cradle could then be lowered onto its new foundation. It is likely that the cradle would be left in place and covered with slurry.

If the monument needs to be moved before the required engineering and site preparation can be completed, then the monument can be moved to the new site and supported on cribbing until the new foundation is ready. Ralph Clark feels that it would be preferable to relocate and set the monument in place in one movement to reduce costs.

I. Other Design Considerations

In addition to the relocation and structural work, we also recommend that the historic light fixture be reconstructed based on historical photographic evidence, that the planters at the tops of the columns be water proofed and replanted, that the monument be uplighted at night so that it is visible to the community and that the adjacent area be landscaped with appropriate Cacti and drought tolerant species.

J. Cost of Relocation, Repair and Stabilization

Due to the unknown condition of the structural integrity of the arch structure, its current fragile state, and the wide range of choices that can be made regarding the repair, restoration, or rehabilitation of the arch and its surrounding landscape, we have developed two cost proposals.

Proposal A presents the expected hard and soft costs of completing an A++ quality level relocation and restoration of the arch in a new location, and Proposal B presents the expected hard and soft costs for only moving the arch from its current site to a new location with new footings, and no additional improvements or repairs of the arch and the surrounding area.

Proposal A

Conceptual Statement of Probable Cost January 18, 2018

HARD COSTS

Item	# of Units	Cost/Unit	Total Cost
Moving costs	Job	\$200,000	\$200,000
Excavation & compaction	Allowance	\$7,500	\$7,500
New foundation	Allowance	\$10,000	\$10,000
Seismic retrofit	Allowance	\$58,500	\$58,500
Waterproof, new drain at planter	2 ea	\$2,200	\$4,400
New electrical to site	Allowance	\$7,500	\$7,500
New water to site	Allowance	\$5,000	\$5,000
Historic light fixture & wiring	Allowance	\$4,750	\$4,750
New landscaping, irrigation, and planters at site	Allowance	\$6,500	\$6,500
New uplighting at site	16 fixt	\$1,400	\$22,400
Interpretive/historic signage	1 ea	\$1,200	\$1,200
Crack/stone repair & repointing	Allowance	\$31,400	\$31,400
Subtotal			\$359,150.00
Contingency @ 15%			\$53,872.50
P/OH/GC @ 28%***			\$100,562.00
Total Hard Costs			\$513,584.50

SOFT COSTS

Item	# of Units	Cost/Unit	Total Cost
Geotechnical report & engineering	Job	\$13,500	\$13,500
Architectural design*, **	Job	\$14,500	\$14,500
Structural engineering*	Job	\$12,500	\$12,500
Landscape Architect	Job	\$4,800	\$4,800
Material testing	Allowance	\$5,000	\$5,000
Permits & fees	Job	\$3,500	\$3,500
Subtotal			\$53,800.00
Contingency @ 15%			\$8,070.00
Total			\$61,870.00

*Includes Construction Documents and Construction Observation.

**Includes five (5) site visits.

***P/OH/GC = Profit, Overhead and General Conditions

Hard Costs	\$513,584.50
Soft Costs	\$61,870.00
Total	\$575,454.50

Proposal B

Conceptual Statement of Probable Cost - Minimum Scheme

HARD COSTS

Item	# of Units	Cost/Unit	Total Cost
Moving costs	Job	\$200,000	\$200,000
Excavation & compaction	Allowance	\$7,500	\$7,500
New foundation	Allowance	\$10,000	\$10,000
Crack/stone repair & repointing	Allowance	\$31,400	\$31,400
Subtotal			\$248,900.00
Contingency @ 15%			\$37,335.00
P/OH/GC @ 28%***			\$69,692.00
Total Hard Costs			\$355,927.00

SOFT COSTS

Item	# of Units	Cost/Unit	Total Cost
Geotechnical report & engineering	Job	\$13,500	\$13,500
Architectural design*, **	Job	\$11,600	\$11,600
Structural engineering*	Job	\$10,800	\$10,800
Material testing	Allowance	\$5,000	\$5,000
Permits & fees	Job	\$3,500	\$3,500
Subtotal			\$44,400.00
Contingency @ 15%			\$6,660.00
Total			\$51,060.00

*Includes Construction Documents and Construction Observation.

**Includes four (4) site visits.

***P/OH/GC = Profit, Overhead and General Conditions

Hard Costs	\$355,927.00
Soft Costs	\$51,060.00
Total	\$406,987.00

Please note: We do not recommend the relocation of the Olmstead Arch without seismic retrofit due to the limited existing steel reinforcement of this monument. It is our opinion that this structure is in danger of sudden collapse from earthquakes and could cause injury to the public. It is also likely that the local governing agency may further analysis of this structure by a qualified structural engineer.

K. Conclusion and Recommendations

Based on our cursory review of this project, it appears to be physically feasible to relocate the Olmstead Arch and preserve its historic integrity for generations to enjoy, but we require additional guidance to provide the best cost estimate for moving and repairing the arch based upon input from the project holder.

Respectfully submitted:

John Loomis, Preservation Architect
Thirtieth Street Architects, Inc.

Appendix

Photos
Location Map



Overview

East elevation of the arch. View looking west.



Close-up View

East Elevation from Sierra Highway. View looking west.



Close-up View

West elevation. View looking northeast.



Close-up View

South Column. View looking south.



Proposed new location of the arch, 10 to 20 feet directly west of its current location.

Current location of arch on west side of Sierra Highway.

Aerial view of current and proposed future location of the Olmstead Arch.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: TBD

Other Listings
Review Code

Reviewer

Date

Page 1 of 8

*Resource Name: Live Oak Manor stone arch

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Oak Mountain

Date: 1969 T 3 N; R 16 W; Sec 13; S.B.B.M.

c. Address: Sierra Highway and Remsen Road

City: Newhall

Zip:

d. UTM: Zone: 11 ; 361305 mE/ 3802642 mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation: 1,545 feet above sea level.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The arch was used as an entrance to John Evans Olmstead's property in Newhall known as "Live Oak Manor". The entire arch structure measures approximately 12' long by 12' high by 3' wide, with the segmental arch springing from 3' square supports, and the inner opening approximately 9' wide. The metal gate that is currently in place is not original. The arch was built by Olmstead, who was a professional carpenter and contractor in 1926. It appears to have been constructed by using a frame of steel rebar, set with stones individually selected by Olmstead in a cement mortar covering the frame ("Rock Gate Moved"; *The Signal*, January 9, 1930.) The words "Live Oak Manor" are set in an archivolt (panel) in the center of the east façade of the arch using smaller stones to spell out the letters of each word. Prickly pear cactus plants are planted in the top of each of the arch posts.

In 1930, the construction of Sierra Highway, a widening and rerouting of San Fernando Road, forced the arch to be moved from its original site approximately 50' due east, and then turned 90° to the east to face the new multi-lane highway (Ibid.) It appears that the base of the arch is set in concrete footers. At some point in time, the original mortar was covered with a parging of red tinted mortar. This red mortar has been "bleeding" its red tint onto the rocks of the structure for some time, and some of the stones have fallen from the structure. (See Continuation sheet for additional history.)

*P3b. Resource Attributes: HP46 (gateway arch), HP 26 (entrance archway), HP39 (circa 1930 water tank).

*P4. Resources Present: Building Structure Object Site District Element of District Other: feature

P5a. Photo or Drawing



P5b. Description of Photo:
View looking southwest. December 16, 2017.

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

Per article in *The Signal* newspaper, July 22, 1926.

*P7. Owner and Address:

Gate-King Properties, LLC.

700 Emerson Street

Palo Alto, CA 94301

*P8. Recorded by:

Pamela Daly, M.S.H.P.

Daly & Associates

2242 El Capitan Drive

Riverside, CA 92506

*P9. Date Recorded: December 31, 2017.

*P10. Survey Type: Windshield.

*P11. Report Citation: None.

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

*Recorded by: Pamela Daly, M.S.H.P.

*Date: December 31, 2017

Continuation Update

History of Live Oak Manor stone arch:

The "Live Oak Manor" arch is located in Section 13, Township 3 North, Range 16 West, of Oak Mountain U.S.G.S. Topographic Quadrangle map (1969), within the boundary of what had been Rancho San Francisco. Rancho San Francisco was a land grant of 48,612 acres made by Governor Juan B. Alvarado to the former Mexican army officer, Jose Antonio del Valle (and other members of his family), in recognition for his service to the state of Alta California (General Land Office Accession Number CACAAA075352, February 12, 1875.)

After the great drought and resulting die off of cattle in the 1860s, the lands of Rancho San Francisco were sold in bankruptcy proceedings for \$90,000 to Henry Mayo Newhall in 1875 ("Old Ranch Gives Way to Future"; *Los Angeles Times*, August 9, 1970.) Newhall had travelled to the city of San Francisco in 1850, at the start of the Gold Rush, and had worked in the wholesale and real estate trade in that city. With his accumulated wealth, he was able to purchase over 143,000 acres of old rancho lands in the central valley area of California by 1881. H. M. Newhall established the town of Newhall in 1878, and while most of his rancho lands were used for grazing beef cattle, the lands situated in the upper San Fernando Valley became a major stop on the coast route of the Southern Pacific Railroad in 1876, and "the first commercial oil well in the state was drilled near Castaic" that same year (Ibid.) Newhall built a ranch with a home on the southern boundary of his lands in the 1870s, but was killed in a riding accident in 1882, when he was only 56 (Ibid).

The descendants of Henry Mayo Newhall used the inherited lands as their personal bank, selling off parcels "when they needed money to live on, borrowing on land when they couldn't sell it" (Ibid.) This is how Henry Clay Needham (1852-1936) of Arcadia, Kansas, was able to purchase acreage in Newhall for the establishment of a "dry" community in the name of the Prohibition activists of Kansas, and John Pierce St. John, the governor of Kansas from 1879 to 1883. There was also a relationship between Jayhawker Descendants and the Rancho San Francisco dating back to 1849, when an "intrepid party of pioneers which ever dared the perils of the desert to reach California" was taken in by the del Valle family in Castaic after the group had crossed Death Valley ("Pioneers' Scions to Meet"; *Los Angeles Times*, February 2, 1931.).

Needham bought the Newhall Land and Farming Company (incorporated in 1883) acreage in the 1890s, and his land was first called the "St. John's subdivision of San Francisco Ranch" and later was known just as "Needhams land" ("Real Estate Transactions"; *Los Angeles Times*, June 14, 1890.) A small article an issue of the *Los Angeles Times* in 1891 noted that the peach trees of H.C. Needham, planted in early 1890, were already showing signs of having a bountiful harvest ("Newhall"; *Los Angeles Times*, September 8, 1891.)

A number of reasons could have caused the Needham's plan to establish a "dry" settlement to fail, leaving Needham to sell off land from his holdings, and for he and his family to leave the area and settle in a house he owned in Los Angeles at 1343 Douglass Street (1900 and 1910 U.S. Census' for "Henry C. Needham".) Needham maintained his position of eminence in the temperance movement by becoming the choice of the Prohibition Party for President in the election of 1920, but losing the nomination to Aaron S. Watkins, due to Needham falling ill at the Prohibition Party Convention.

One of the people he sold land to, which was situated on the west side of San Fernando Road, was John Evan Olmstead. Olmstead was the son of a farmer, and had been born in upstate New York in Greene County (1880 U.S. Census, 1892 New York State Census, for "John E. Olmstead".) He spent his youth farming in Greene County, until he joined the U.S. Army in March of 1898 when he enlisted in the U.S. Navy, and served as a mechanic in the 15th Company, Coast Artillery at Fort Barrancas, Escambia, Florida (now located within Naval Air Station – Pensacola) (U.S. War Department, Application for Headstone "John E. Olmstead", October 1, 1945.) Olmstead served from March 1898 to March 1901 during the time when the United States was involved in military actions in Cuba and in Manila, Philippines.

Within two years of being honorably discharged from the military, Olmstead had married Nora Eleanor Castillo, and they settled in Los Angeles. In 1910, Olmstead, his wife, and two daughters were living at 3567 Arroyo Seco Avenue in Los Angeles. He had his own contracting business and had partnered to build houses during the housing boom of the 1910s with George Aiken, who was in the U.S. Navy and serving on the U.S.S. Maryland (U.S. Census 1910 "John E. Olmstead".)
(See Continuation Sheet for additional text.)

CONTINUATION SHEET

*Recorded by: Pamela Daly, M.S.H.P.

*Date: December 31, 2017

Continuation

Update

History of Live Oak Manor stone arch, continued:

In 1917, Olmstead applied for a land patent for acreage in Little Tujunga Canyon, and moved to the upper San Fernando Valley to become a homestead farmer (U.S. World War I Registration Card for "John E. Olmstead".) Olmstead and his wife were living on the homestead in 1920, and he was able to "prove up" his patent and be granted the land in 1922 (U.S. Census 1920 "John E. Olmstead; GLO Accession Number 876890.)

Olmstead purchased part of Needham's ranch in 1926, remodeled the house situated there on San Fernando Road, and built a stone archway over the entrance ("Making Fine Gate; *The Signal*, July 22, 1926.) Olmstead established a commercial garden and nursery, and constructed the stone archway with stones that had been collected over several years. Directly across the road from Olmstead's gardens was the auto camp and gas station owned by William Ward and his family (U.S. Census 1930 "John E. Olmstead".)

This location near a tourist stop probably encouraged Olmstead to create his Live Oak Manor Cacti Gardens ("Stone 'Zoo' Attracts Visitors; Los Angeles Times, July 8, 1932.) His gardens of cacti, succulents, and stone "zoo" were known as being the largest commercial collection of cacti gardens in Southern California, and was "long a point of interest for tourists and sightseers on the high way between Newhall and the [Castaic] pass" ("Live Oak Manor Cacti Gardens to be Discontinued and Sold"; *The Signal*, March 10, 1939.) Olmstead had collected the unique stones and rocks when he had spent some time in Death Valley and Salton Sea recovering from an illness, and these were exhibited amongst the cacti and succulents (Ibid "Stone 'Zoo'".) Not only did Olmstead create the cacti garden, but he had landscaped areas of roses and man-made ponds with goldfish ("Curious Cacti Stir Interest"; *The Signal*, May 19, 1932.)

When Sierra Highway was created, replacing San Fernando Road through Newhall in 1930, and the intersection with Remsen Road was altered, Olmstead's gardens were not accessible to the northbound traffic, and caused his business to drop off precipitously. Olmstead decided in 1939 to discontinue his gardens and sell the property (Ibid.) Olmstead left Live Oak Manor and moved to Los Angeles where he passed away in 1945. He is buried in the United States National Cemetery in Los Angeles (Ibid U.S. War Department.) The stone arch that he constructed almost 90 years ago still stands on Sierra Highway across from the intersection with (the now abandoned) Remsen Road.



West façade of the Live Oak Manor arch. View looking northeast.

*Recorded by: Pamela Daly, M.S.H.P.

*Date: December 31, 2017

Continuation

Update

Additional text:

Associated feature: A steel, 6,000 gallon water tank. The water storage tank is located approximately 396 feet directly west of the stone arch, up the hillside, amongst a grove of oak trees. The tank appears to date from the 1930s, and may have been part of a gravity-fed reservoir and irrigation system for Olmstead's nursery operation. It appears the tank continued to be used up to the dissolution of a nursery business within the APE.

Additional research sources:

Santa Clarita Valley Historical Society; <https://scvhs.org/wp/>

Walker, Stan. "Elsmere Canyon, Santa Clarita, California";
<http://www.elsmerecanyon.com/tunnelarea/liveoakmanor/liveoakmanor.htm>

*Recorded by: Pamela Daly, M.S.H.P.

*Date: December 31, 2017

Continuation

Update



Live Oak Manor stone arch within its current setting on Sierra Highway. View looking west.



Live Oak Manor stone arch within construction site for Gate-King Project on Sierra Highway. View looking west.

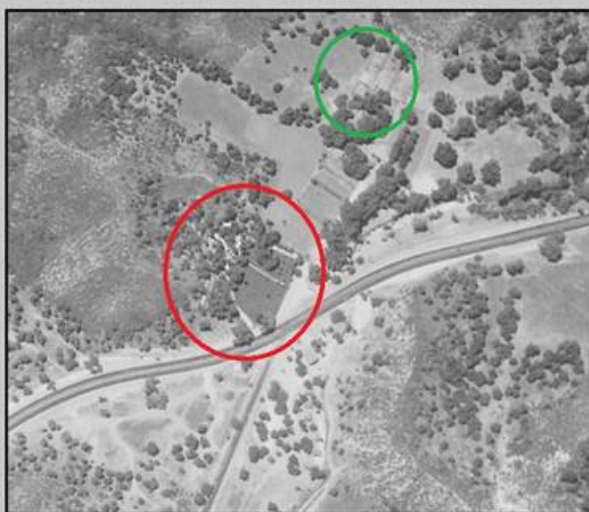
*Recorded by: Pamela Daly, M.S.H.P.

*Date: December 31, 2017

Continuation

Update

The photos below were gathered from the website created by Stan Walker. "Elsmere Canyon, Santa Clarita, California"; <http://www.elsmerecanyon.com/tunnelarea/liveoakmanor/liveoakmanor.htm>



*Recorded by: Pamela Daly, M.S.H.P.

*Date: December 31, 2018 Continuation Update



6,000 gallon water tank constructed of steel plates riveted and welded together. View looking west.



West end of tank with the intake pipe extending from the top of the tank. It appears that the tank was filled by a gravity fed water conveyance system gathering water from the local springs, or a small naturally fed reservoir.

LOCATION MAP

