

**United States Department of the Interior
Heritage Conservation and Recreation Service**

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

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



1. Name

historic Johnson-Taylor Ranch Headquarters

and/or common Same

2. Location

street & number Black Mountain Road, Rancho de los Penasquitos not for publication

city, town San Diego vicinity of congressional district 43rd

state California code 06 county San Diego code 073

3. Classification

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

4. Owner of Property

name County of San Diego

street & number 1600 Pacific Highway

city, town San Diego vicinity of state California 92101

5. Location of Legal Description

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

street & number 1222 First Avenue

city, town San Diego state California 92101

6. Representation in Existing Surveys

title Historic American Buildings Survey has this property been determined eligible? yes no

date August 1975 federal state county local

depository for survey records Library of Congress

city, town Washington, D. C. state 20243

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

GENERAL PHYSICAL APPEARANCE:

The Johnson-Taylor Ranch Headquarters is situated in much the same setting as it could have been found in 1802. The site nestled in Penasquitos Canyon, is centered in Los Penasquitos Regional Park. The grounds are sprinkled with several mature palm, pepper and eucalyptus trees. A natural stream meanders along the south border of the site which is lined with a venerable grove of sycamore trees. Lodged in the fast growing North San Diego area, Penasquitos Canyon provides a refreshing, natural relief from the adjacent high density urban development.

The existing buildings and grounds are well cared by an English gentleman who uses the ranch to rehabilitate race horses. There have been several corrals and woodsheds constructed to accommodate the horses which are boarded on the ranch. The caretaker and his family live in a mobile home which has been parked on the site. These are all temporary facilities which will be eventually removed.

The buildings on the site are one-story adobe and wood structures. The roofs are simple wood gables with asphalt shingles. One building, the spring/milkhouse, consists of a one-story structure of rubble stone construction. The remainder of the site is comprised of a barn, two dry reservoirs, a poultry shed, a livestock shed, a stone water tank, and a water tank platform.

DETAILED PHYSICAL APPEARANCE:

The main ranch house complex includes three adobe and wood buildings forming a "U" which opens to the east. The buildings all have simple gabled roofs of wood and asphalt shingle construction. The west and north wings are joined by a common roof. The south wing, which completes the "U" configuration, is detached from the west wing by fifteen feet. The "U" shape of the buildings forms the courtyard. Today the courtyard has concrete walls and porches which replaced the wood porches that burned in a fire between 1911 and 1912. There are four symmetrically placed, octagonal formed concrete planters around a raised, octagonal shaped planter in the center. The planters probably constructed circa 1868, are in fair condition today.

The present north wing of the ranch house encompasses area dimensions of 84' x 27'. The walls are constructed of two-foot thick unreinforced adobe bricks. This is the only wing of the ranch house that has wood frame walls over the exterior of the adobe walls. In addition, there exists a wood frame addition at each end of the central adobe structure. The exterior finish of this wing was fashioned from horizontal wood siding painted white. A concrete foundation under the wood frame walls can be found but there exists no evidence of a foundation under the adobe walls in this wing.

The interior ceilings and floors are constructed of wood. The interior walls are white cement plaster with a 6" high wood base. The doors and windows have wood casings with angled jambs. In the adobe portion of the building the doors are 6'-6" in height. The doors in the wood frame portions of the building are 6'-8" in height. The courtyard, or south elevation of

8. Significance

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

Specific dates 1862, 1887, 1913 **Builder/Architect** George Alonzo Johnson

Statement of Significance (in one paragraph)

The significance of the Johnson-Taylor adobe ranch house built in 1862 lies both in the architecture and in the use and people associated with the building. The structure represents one of the few remaining adobe ranch houses from the great nineteenth century ranchos. The canyon site occupies a portion of San Diego County's earliest land grant, and after 200 years of continuous stock raising, claims the honor of being San Diego's oldest rancho. Various natural features enrich the scenic profile and afford a habitat for countless species of native chaparral plants, birds and mammals. Permanence of the resource is assured through the inauguration of Los Penasquitos Regional Park.

The Johnson-Taylor ranch house is situated on Rancho de los Penasquitos, the first land concession awarded in San Diego County. The Rancho name is Spanish in origin (pronounced pen-yas-kee-tos) and translated means "the little cliffs" in reference to the rugged palisades which rim the long valley. The first Mexican Governor of California, Luis Antonio Arguello, granted 2 square leagues of land (8,486.01 acres) in 1823 to Captain Francisco Maria Ruiz, Military Commandant of San Diego Presidio. Ruiz, a crusty outspoken old Spaniard, built an adobe house in the western end of the long Penasquitos canyon, and began stocking the Rancho as soon as he received the grant, in spite of protests by San Diego Mission fathers who claimed the land as their domain. This was the first of many large tracts of land lost by the Mission as the result of Secularization. Ruiz never married but lived with the family of Francisco Maria Alvarado. In 1837, two years before he died, Ruiz transferred title of Rancho Penasquitos to his friend Alvarado in compensation for board and care when his health failed.

Alvarado was politically active in San Diego both before and after American occupation. He served as regidor (Councilman) in 1837, Town Treasurer in 1840, and Coroner in 1851. Alvarado's Penasquitos Ranch was the first stopping place for General Stephen Watts Kearney and the half-starved remnant of his Army of the West, following near-defeat in the Battle of San Pasqual in 1846. In 1857, ownership of Rancho Penasquitos had passed to Alvarado's 21 year old son Diego. On June 6, 1859, Alvarado's daughter Estefana married George Alonzo Johnson. Johnson achieved fame and made a small fortune in the river boat supply business on the lower Colorado River. With two partners, Johnson organized the Colorado Steam Navigation Company and controlled a monopoly on the river boat trade for fifteen years until the first ^{trans}continental railroad, completed in 1869, put him out of business with faster service and cheaper rates.

In 1862, Johnson still in his thirties, gradually turned over the management of his company affairs on the river to his partners and began construction of his adobe ranch house at Rancho de los Penasquitos at a site midway up the canyon. Tax assessments made to Johnson in 1862 reflect his legal tie to the property, probably through an agreement he had with Diego. Johnson paid taxes on improvements he made for seven years before Diego transferred title to him for an undivided one-half interest in Rancho de

9. Major Bibliographical References

(See Continuation Sheet)

ACREAGE NOT VERIFIED

UTM NOT VERIFIED

10. Geographical Data

Acreeage of nominated property 25.63

Quadrangle name Del Mar, California-7.5 minute series Quadrangle scale 1-24,000

UMT References

A	<u>1</u> <u>1</u>	<u>4</u> <u>8</u> <u>6</u> <u>9</u> <u>2</u> <u>0</u>	<u>3</u> <u>6</u> <u>4</u> <u>4</u> <u>1</u> <u>2</u> <u>0</u>
	Zone	Easting	Northing

B	<u>1</u> <u>1</u>	<u>4</u> <u>8</u> <u>6</u> <u>9</u> <u>2</u> <u>0</u>	<u>3</u> <u>6</u> <u>4</u> <u>4</u> <u>4</u> <u>4</u> <u>0</u>
	Zone	Easting	Northing

C	<u>1</u> <u>1</u>	<u>4</u> <u>8</u> <u>7</u> <u>2</u> <u>2</u> <u>0</u>	<u>3</u> <u>6</u> <u>4</u> <u>4</u> <u>4</u> <u>4</u> <u>0</u>
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Verbal boundary description and justification

See Continuation Sheets

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

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Mary F. Ward, Research Historian / Mike Marshall, BMA Architects
David R. Rehfeld, Park Planner
County of San Diego

organization Department of Parks and Recreation date March 12, 1980

street & number 5201 Ruffin Road (029) telephone (714) 565-5567

city or town San Diego state CA 92123

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

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

State Historic Preservation Officer signature Kathy Mellon

title SHPO date 8/14/80

For HCRS use only
 I hereby certify that this property is included in the National Register

Kevin MacLean date 10-31-80
 Keeper of the National Register

Attest: Patrick Anderson date 10/31/80
 Chief of Registration

FHR-8-300A
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR
HERITAGE CONSERVATION AND RECREATION SERVICE

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6. REPRESENTATION IN EXISTING SURVEYS - Item #2

title City of San Diego Historic Site #75

has this property been determined eligible yes no

date August 4, 1972 federal state county local

depository for survey records City of San Diego Historic Sites Board
City Planning Department

city,town City Administration Bldg., 202 "C" Street, San Diego, CA 92101

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the building has an eight foot screen-enclosed and covered porch. The doors and windows are evenly spaced across the facade. There are three plaster covered brick chimneys along the ridge of the roof, but the fireplaces no longer exist. There are no doors or porches around the outside of this wing. The west end has a bay window with Italianate trim around the windows. All other windows are wood double hung with a simple wood trim painted white.

The present west wing of the ranch house composes area dimensions of 92' x 38'. The walls are two-foot thick unreinforced adobe brick with a white cement plaster finish inside and out. The adobe portion of the building has six rooms separated by one-foot thick adobe walls. In the 1940's six wood frame rooms were added to the west side and south end of the building. Like the north wing, the wood frame additions have a wood, horizontal siding finish painted white. The adobe walls in this wing of the ranch house have a rubble stone and mud mortar foundation. There was an 8' wide covered porch spanning the entire length of both wings which recently fell due to deterioration.

The windows and doors in this wing have been placed functionally and are not evenly spaced like the north wing. The doors and windows in this wing have wood casings with very little angle to the jambs. The door heights are typically 6'-8". The ceilings in the north and west wings are 12' high while the ceiling in the south wing is only 8' high. The interior ceiling and floors are typically made of wood. Looking at the west wing from the courtyard or east elevation, one sees randomly spaced doors and windows with the same simple wood trim used on all of the windows in the ranch house.

There are three plaster-covered adobe chimneys, one at each end, and a central hearth that services two back-to-back fireplaces. Three fireplaces are still intact and could be restored with relative ease, but the fireplace at the south end of the building was removed to allow access to the 1940's wood addition. The outside or west elevation, has doors for egress. There is a 20' long by 8' wide covered wood porch at the center of the building between the 1940's wood additions. The porch has a wood guardrail and wood cased, tapered posts. This tapered style post was very popular in the late 1800's and was the typical design used for all porch columns. A basket weave pattern of deteriorated lattice work is evident along the base of the building at the west elevation. This lattice work, which first appears in an 1882 lithograph, was used as decoration and to hide the framework, which otherwise would have been exposed due to the slope of the ground.

The detached south wing of the ranch house consists of a very simple 39' x 16' adobe building. Two rooms are the main features of this building. The room at the west end of the building is 18' x 12', constructed of two foot thick adobe brick walls. The room at the east end of the building is 17' x 14' constructed of one foot thick adobe brick walls. The east room adobe walls are the only adobe walls in the ranch house that have a concrete

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foundation. The east room has an adobe fireplace on the east wall with a wood ceiling and a concrete floor.

The ceilings and floor of the west room are constructed of wood. The courtyard, or north elevation exhibits two doors and two windows evenly spaced, one for each room. A door at the interior connects the two rooms. There was a full length by 5' wide covered porch on the courtyard side until recently when it fell as a result of deterioration. The outside, or south elevation still has a full length by 5' wide covered porch. Circa 1940, the owners added a 5' x 6' wood frame washroom. The finish on this room is the typical horizontal wood siding painted white. The adobe walls have a white cement plaster finish inside and out.

There are several existing outbuildings and reservoirs which are significant in maintaining the overall rancho appearance of the site.

One building, the spring/milkhouse, borders the stream just south of the main ranch house. This building appears as a one-story, 18' x 18' rubble stone structure. The roof once was a pitched wood frame gable with asphalt shingles, but is presently 90% deteriorated. The stone walls are 90% intact but will require extensive repair. There is one door and one 2' x 16" window on the east side of the building. The window has two by two wood bars with no glass. This building was one of the first buildings on the site dating sometime around 1862. A natural spring bubbles forth in the center of the building and could have been where the early ranch residents stored their milk.

Northeast of the main ranch house stands a one-story 74' x 27' adobe and wood frame barn. This barn was constructed circa 1913. The two foot thick adobe walls rise ten feet, then wood frame walls rise another four feet which support the wood truss and corrugated metal gable roof. There is a concrete floor and 12' high wood doors at each end of the barn. The foundation is made of concrete. The walls have a white cement plaster finish on the adobe portion, with the vertical wood siding at the top painted white.

Little historical information can be found about this barn. It can be surmised that the original floor and wood frame of the barn burned at sometime and were replaced with a more contemporary, pre-fabricated truss and corrugated metal roof. Present day use of the barn is for equestrian purposes; it appears in good condition.

By 1867 two dry reservoirs existed. Both reservoirs were constructed of stone and concrete. One reservoir, 28' x 42' x 4' deep, was placed just south of the ranch house. This reservoir was well stocked with various species of ducks and was used to irrigate the orchards which were located just west of the ranch house. The other reservoir was used as a watering tank for the livestock. This one, found in much better shape today than the other, would require only minor repairs to return it to an original condition.

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There is a 12' diameter x 4' deep, stone with concrete mortar, water tank located on the southeast corner of the site. The exact construction date is unknown, although the materials suggest that it was built around 1868. This tank is in very good condition and continues today to function as a livestock watering pool.

The 12' x 14' one-story, wood poultry shed, located southeast of the ranch house and down by the stream bed, is a very interesting building. This shed is used today by the caretaker as a chicken coop. The shed, which is in deteriorated condition, was built sometime in the late 1880's. The building retains a very nice scale amidst the stand of pepper trees which shade it. It has a simple gable roof with asphalt shingles. The walls are constructed of vertical wood siding which have upright slots to allow openings for light penetration and ventilation. A wood door is located at each end of the building.

A 10' x 10' x 16' high wood pole and timber water tank platform adjoins the southeast corner of the ranch house. This platform was built in the 1940's to support a water tank which supplied water for the ranch house.

HISTORICAL CHRONOLOGY:

The following sequence of construction is based on present site investigations, historical photos, family correspondence, and tax assessments. These conclusions may very well change when new historical documentation is discovered.

1862- The first building to be constructed on the site was an 18' x 55' adobe structure, which today is the adobe portion of the north wing. The building was oriented to the stream with the long axis running east and west. It is not known whether a covered wood porch existed on the south side of the building at that time. The two foot thick adobe walls had a mud plaster finish, which is still evident under present cement plaster. The building appears to have been divided into two rooms. There is no evidence of early fireplaces, although there are two brick chimneys still visible. The doors and windows were wood cased with angled jambs which are prevalent in other adobe buildings of this period. The doors are 6'-6" in height which indicates an earlier door type. With limited investigations, it seems that this adobe building does not have a foundation under the exterior walls. The exterior wall on the north side has settled considerably, possibly due to flooding. The original floor was fashioned from random width wood planks and is still evident today under the present wood floor. The original ceiling was 1" x 4" tongue and groove wood with a vee groove at the center. Portions of this earlier ceiling are present today. The first

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roofing material is unknown, but today there are several layers of asphalt shingles.

Several outbuildings were constructed at this time in order to support the inhabitants and their livestock. There was a natural spring south of the main house where a stone structure was constructed. This structure is referred to as the spring/milkhouse. The first construction date of 1862 is based on the 1863 tax assessment showing \$1,000.00 in improvements as opposed to unimproved land taxed the year before. The 1863 assessment also listed cattle, wagons, and furnishings.

- 1868- By this time the west and south wings had been added to form the "U" shaped configuration which we see today. There were more outbuildings constructed in addition to two concrete reservoirs. Covered wood porches were added to the interior courtyard. These additions are based on an 1867 survey showing at least the north and west wings, and an account of a visit to the ranch house recorded in the San Diego Union, April 8, 1869. The tax assessments also show an increase in improvements.

The north and west buildings are unconventionally connected by a sloped roof section added to the north end of the west wing forming a vee with the north wing roof.

- 1883- The stage of construction at this time can be based on the 1883 lithograph attached as photo number 1. The wood frame additions had been added to the north wing, although today's wood additions do not exactly conform to the 1883 lithograph. A wood porch with lattice work had been added to the west side of the west wing. The tax assessment in 1873 shows a \$2,000.00 improvement. Many more outbuildings were added to accommodate the increase in livestock.

- 1887- The ranch house took a different appearance due to the influence of the new owner, J. S. Taylor. Taylor remodeled the ranch house and converted it into a hotel. Sometime between 1885 and 1887 a wood frame structure was built as an addition to the south wing adobe. The attached photograph number 2 shows this installation. The addition was 2 x 4 wood frame walls with horizontal wood siding. The roof was a hip roof that came to a point at the top. On the point of the roof an ornate Queen Anne detail was visible. See attached photograph number 3, which shows the courtyard about 1890. Many outbuildings were added at this time. The lattice work continued around the porches at handrail height. A bay window was

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added to the west end of the north wing. The trim around the window suggests Italianate influence in this period of the construction. This time period captured the high point of construction for the ranch house. An historical account reveals that a fire destroyed most of the wood portions of the ranch house including the wood frame structure built onto the south wing adobe. The fire was believed to have occurred between 1911 and 1912. In 1913 the new owner, C. F. Mohnike, rebuilt the wood portions of the ranch house. The adobe portion of the structure remained intact.

Mohnike added horizontal wood siding with new concrete footings. The repairs began with replacement of roofs, and wood porches substituted with concrete flat work. A one foot thick adobe-walled room was affixed to the east end of the south wing. The floor and foundation were reinstated. At this time the present day adobe and wood barn became permanent fixtures to the site. Floors and ceilings were replaced where necessary. In the 1940's contemporary bathrooms and kitchens emerged to enhance the modern livability of the ranch house. Four arches have been cut in the interior adobe walls at the west wing, when a previous owner intended to convert the ranch house to a restaurant.

GENERAL CONDITION:

Today, the asphalt roofs of the main adobe, north wing, and detached south wing are in need of repair. The County, as a protective measure, has overlaid the roofs with a 90# cap sheet. The wood siding displays generally a weathered but good condition. The condition of the wood framing in the walls, floors, and ceilings cannot be ascertained without further investigation. The County plastered the exterior of the ranch house in order to protect it from further deterioration. The adobe portion of the ranch house has been well preserved through the years and today can be considered in excellent condition. There are very few adobe buildings in this country which date back to 1862 and continue to demonstrate both the high degree of stability and comparative state of preservation the Johnson-Taylor Ranch Headquarters . reflects today.

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los Penasquitos, in a deed recorded on May 28, 1869. Diego and his family continued to occupy the old adobe at the west end of the valley and to build up his cattle herds after Johnson acquired half the property. An 1867 U. S. Government survey map of Rancho Penasquitos confirms the location of Johnson's north and west wings. In 1869, Jeff Gatewood, editor of the San Diego Union visited Johnson's adobe ranch house and wrote: "The Captain's residence is not only commodious, but most conveniently planned and tastefully furnished; while the outhouses, barns, stables, milkhouse, wash-house and bath-house, are in keeping with the dwelling and are well adapted to the conveniences and pleasures of a gentleman of taste and refinement."¹

Information is not available for Johnson's rancho activities after 1869, until the year 1872, when he made substantial improvements to his Penasquitos ranch house. A series of personal tragedies followed for George and Estefana, when fatal illnesses took the lives of five of their six small children. Distracted with grief, the couple began to spend more time away from Penasquitos and turned their energies toward travel. George dabbled in politics, and sought a two-year government contract to improve San Diego's harbor in 1875.

Johnson and Alvarado sold their interest in Rancho Penasquitos for \$35,000 in 1882 to A. N. Lancaster. In two years the rancho sold again to Colonel Jacob Shell Taylor, wealthy Texas and New Mexico cattleman. Taylor stocked the ranch with imported Durham cattle and thoroughbred race horses; Penasquitos became the center for large scale stock raising and citrus growing operations. As Taylor prospered, he converted the ranch house into a hotel and ran a phone line and stage from the popular coastal community of Del Mar, which he founded in 1884. Taylor remodeled the adobe with liberal amenities to please his guests. A book published in 1883 describes the ranch house: "The buildings consist of a large frame and adobe house of fourteen rooms, surrounded by wide commodious porches, enclosed with green lattice-work... The appurtenances are complete throughout, making this the most pleasant, homelike country residence in San Diego County."²

With F. Weber Benton and two minor partners, Taylor attempted to subdivide the grant. The deal fell through in the crash of the late 1880's and Taylor sold his holdings to early day land speculator Adolph Levi, August 10, 1889. In 1910 Levi sold Penasquitos to Charles F. Mohnike, who paid more than \$100,000 for the ranch and built the third adobe east of the Johnson-Taylor homesite. Mohnike added acreage to the original land grant and turned the Johnson-Taylor adobe into a bunk house for cowboys on the ranch. A fire during 1911-12 at the Johnson-Taylor complex may have destroyed most of the wood segments of the ranch house. Mohnike reconstructed the ranch buildings for occupation by his ranch hands.

In 1921, two of San Diego's best known cattlemen, George Sawday of Witch Creek near Ramona, and Oliver Sexon, a County under-sheriff, bought the ranch and stocked it again with cattle. The ranch house continued as

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quarters for cowhands. The ranchers added a knotty pine room connected to the southwall of the main adobe in the 1940's. When Penasquitos, Inc., owned by the late developer Irvin Kahn, bought the rancho in 1962 from the Sawday and Sexon interests, the land spread over 14,000 acres.

Most of the good examples of nineteenth century adobes have disappeared in San Diego County through neglect. This streamside dwelling comprises a one-story adobe complex in saveable condition. The basic design and original fabric of the building remain intact, which demonstrates the essential character of a traditional mid-nineteenth century Mexican ranch house.

In 1974, the County of San Diego acquired the area around the Johnson-Taylor adobe ranch house. Preservation of the historic adobe buildings is a chief concern of the County and recent stabilization measures by the County are discussed in the "Description" section of this application. Restoration of the adobe structures according to the Secretary of the Interior's standards will commence as soon as funding becomes available to begin development of Rancho Penasquitos Regional Park. A Master Plan for the park has not yet been developed but the ranch house complex will likely be used to interpret the rancho's history. Adaptive use of some of the buildings and peripheral grounds may furnish innovative recreational facilities, while the pristine surrounds will provide a virtual laboratory for nature study. While no archeological excavation has been undertaken, the potential for information yield at this site appears to be high based upon its long and varied historical use.

1. SAN DIEGO UNION (Weekly) April 28, 1969, 2:1
2. Elliott, Wallace W. & Co., History of San Bernardino and San Diego Counties, California, 1883, Riverside Museum Press, Riverside, California 1965. p 180

10

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

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PUBLISHED MATERIALS

Elliott, Wallace W. History of San Bernardino and San Diego Counties, California, 1883. Republished Riverside Museum Press, Riverside, California, 1965. pps 180, after 200.

Lingenfelter, Richard E. Steamboats on the Colorado River 1852-1916. The University of Arizona Press, Tucson, Arizona. p 40

San Diego Union 4-28-69 (Weekly) San Diego Public Library, 820 E, San Diego, CA 92101

UNPUBLISHED MATERIALS

Alvarado and Johnson Families Geneological Records. Wayne Fabert, 4201 Cleveland Avenue, San Diego, CA 92103

City of San Diego Historic Site Board Report #75, "Johnson-Taylor Adobe of Rancho Penasquitos", 1972, Historic Site Board, City Administration Building, 202 "C" Street, San Diego, CA 92101

Historic American Building Survey CA-2072 "Johnson Taylor Adobe", 1975 Heritage Conservation and Recreation Service, Department of the Interior, Washington, D. C. 20243

Johnson Letters pps 74-76; 153, 158, 162-163. Arizona Historical Society, 949 East Second Street, Tucson, Arizona 85719

Kerr Collection, handwritten manuscript, vol. 4, p. 231, San Diego Historical Society Library and Manuscript Collection. San Diego, CA

"Plat of the Rancho de los Penasquitos" surveyed under the U. S. Surveyor General by Max Strobel, Dep. Sur. April 1867, Certified Copy. Historical files, County of San Diego, Department of Parks and Recreation, 5201 Ruffin Road (029), San Diego, CA 92123

Tax Assessments, Diego Alvarado 1857-1874, George Alonzo Johnson 1856-1873, San Diego Historical Society Library & Manuscript Collection, San Diego, CA

Title Records. Title Insurance and Trust Company, 220 "A" Street, San Diego, CA 92101

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ITEM NUMBER 10 PAGE 1

NORTHERN BOUNDARY (Pt. "B" to Pt. "C" - S. 88°
37' 30" W./225.00 Ft. and S. 84° 18' 24" W./774.53 Ft.)

The northern boundary of the proposed Historic Site follows the actual northern legal boundary of Los Penasquitos Regional Park. Determination of this boundary is due to reasons of convenience as it provides an already established periphery by virtue of the regional park situated outside the nominated property.

The existing use of this portion of the proposed site for equestrian purposes such as the riding ring is consistent with the horse-related atmosphere the site has perpetuated over its approximate 120-year history. This boundary also includes the large adobe barn and adjacent shed which were both important out-building additions in terms of use and function to the nominated site in the early 1900's. In addition, there possibly may exist some archaeological significance to the area this boundary defines.

A former out-building residence appears in Photo Number 3, but has been removed since that time, with only the stone foundation now evident. It is highly probable this building was a residence of some type and further archaeological investigation could yield valuable historical information and artifacts.

SOUTHERN BOUNDARY (Pt. "A" to Pt. "D" -
 90° 00' 00" - 969.20 Ft.)

This boundary defines the southern limits of the proposed Historic Site. The southern boundary cuts through the streamcourse of Los Penasquitos Creek. This boundary was selected for the historical water resource role Los Penasquitos Creek played in the early days of the Rancho as well as the impressive visual qualities it still provides today. Los Penasquitos Creek rendered the major freshwater source to the Rancho for irrigation, livestock, and human consumption when the adobe dominated the center of a large agricultural and ranching operation in the late 1800's. This boundary also includes a major portion of the entire riparian habitat of Los Penasquitos Creek. This natural area is an important ecological edge as it affords a vital mesic environment for various forms of stream-oriented wildlife. With a majestic stand of sycamores and spreading stand of lush willows, this area also is a major contribution to the aesthetic appeal of the proposed site.

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ITEM NUMBER 10 PAGE 2

EASTERN BOUNDARY (Pt. "C" to Pt. "D" -
No^o 00' 00" E - 1183.80 Ft.)

This boundary delineates the eastern extent of the proposed Historic Site. It slices across a large, open meadow that lightly undulates to the north and enters the streamcourse of Los Penasquitos Creek to the south. This boundary was determined to be appropriate for two reasons. Primarily, it yields a sweeping panorama of the surrounding park landscape when viewed from some of the higher vantage points within the nominated site. Secondly, this selected boundary alignment gives a near uniform square configuration to the site and closely parallels the western boundary in both distance and direction. Therefore, this creates a more convenient balance to the perimeter definition of the site.

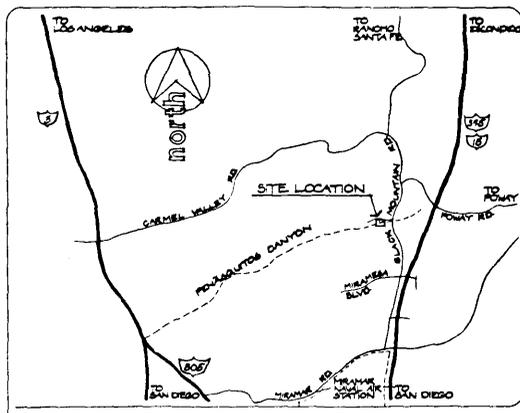
WESTERN BOUNDARY (Pt. "A" to Pt. "B" -
S. 01^o 22' 30" E - 1101.89 Ft.)

This line distinguishes the western extremity of the proposed Historic Site. The significance in this boundary lies in the fact that as depicted in the early lithograph of the Rancho circa 1883, the area immediately west of the main adobe is depicted as a heavily planted orchard. This is the portion of the site enclosed by the western boundary. Although the area has been modified to a present day use as a pasture for grazing horses, it still retains an agrarian influence. For this reason, its evolution to such a contemporary use can be acknowledged as historically consistent.

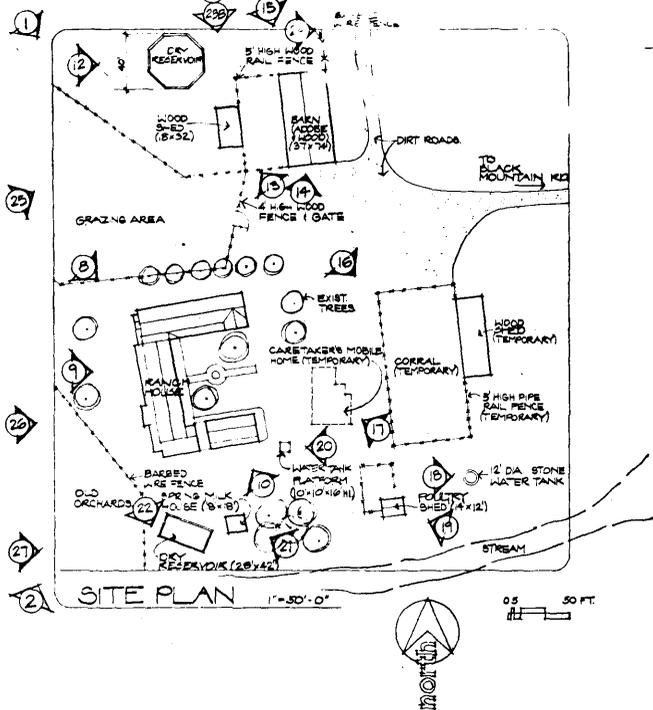
Parcel No. 79-1309-A (11-15-79) (VF:VF:ma)

That portion of the Rancho Los Penasquitos, County of San Diego, State of California, conveyed to the County of San Diego by deed recorded June 28, 1974, in the Recorder's office of said County at File/Page No. 74-173233 described as follows:

Beginning at the Southerly terminus of that certain course North 01°22'30" West, 301.89 feet described in aforesaid deed; thence along the boundary thereof, North 01°22'30" West, 301.89 feet; thence North 88°37'30" East, 225.00 feet; thence North 84°18'24" East, 774.53 feet; thence leaving said boundary South 00°00'00" West, 1183.81 feet; thence South 90°00'00" West, 969.20 feet to a line that bears South 01°22'30" East from said POINT OF BEGINNING; thence along said line North 01°22'30" West, 800.00 feet to said POINT OF BEGINNING.



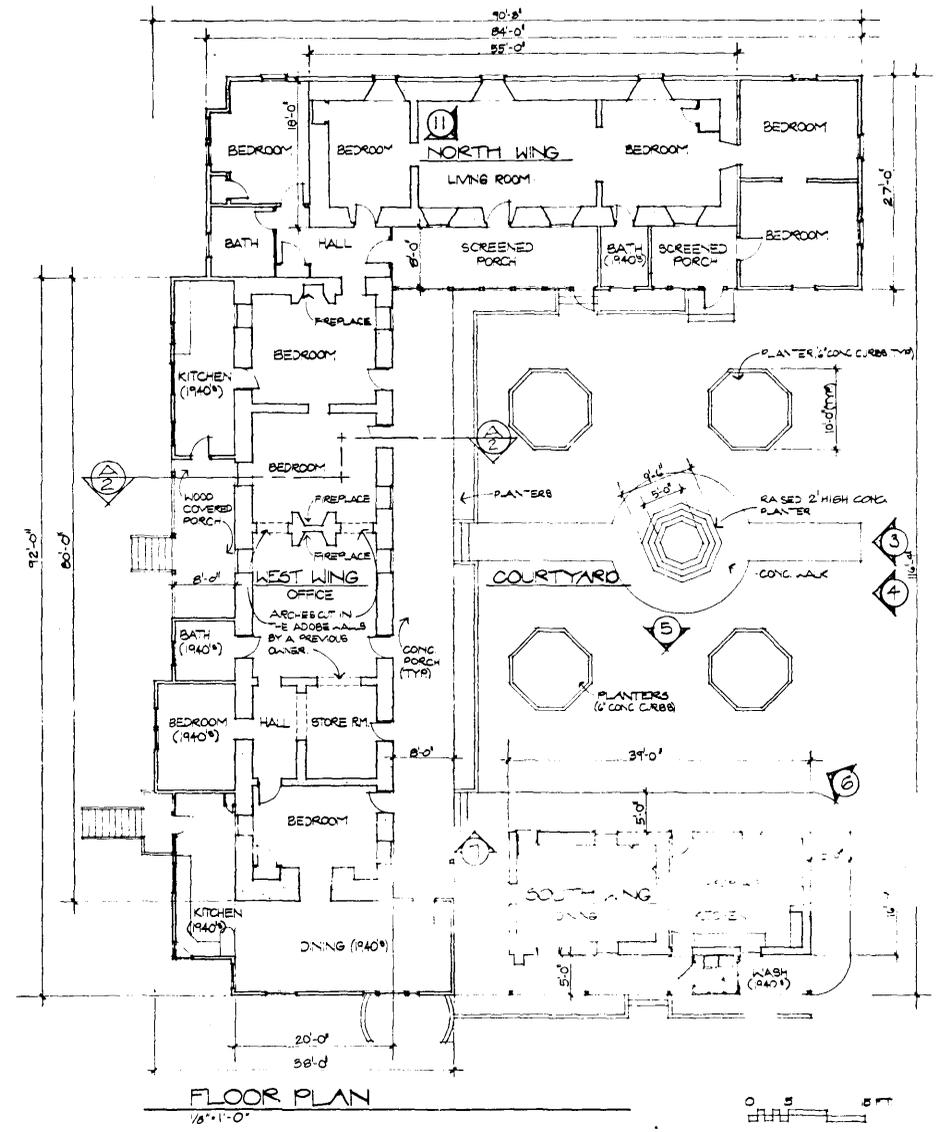
VICINITY MAP NOT TO SCALE



SITE PLAN 1" = 50'-0"

GENERAL NOTES:

1. INDICATES DIRECTION AND REFERENCE NUMBER OF PHOTOGRAPH.
2. INDICATES ADOBE WALLS.
3. INDICATES WOOD FRAME WALLS.



FLOOR PLAN 1/8" = 1'-0"

JOHNSON - TAYLOR ADOBE RANCH HOUSE

DEPARTMENT OF PARKS AND RECREATION
 COUNTY OF SAN DIEGO
 5555 OVERLAND AVE., SAN DIEGO, CALIFORNIA 92123



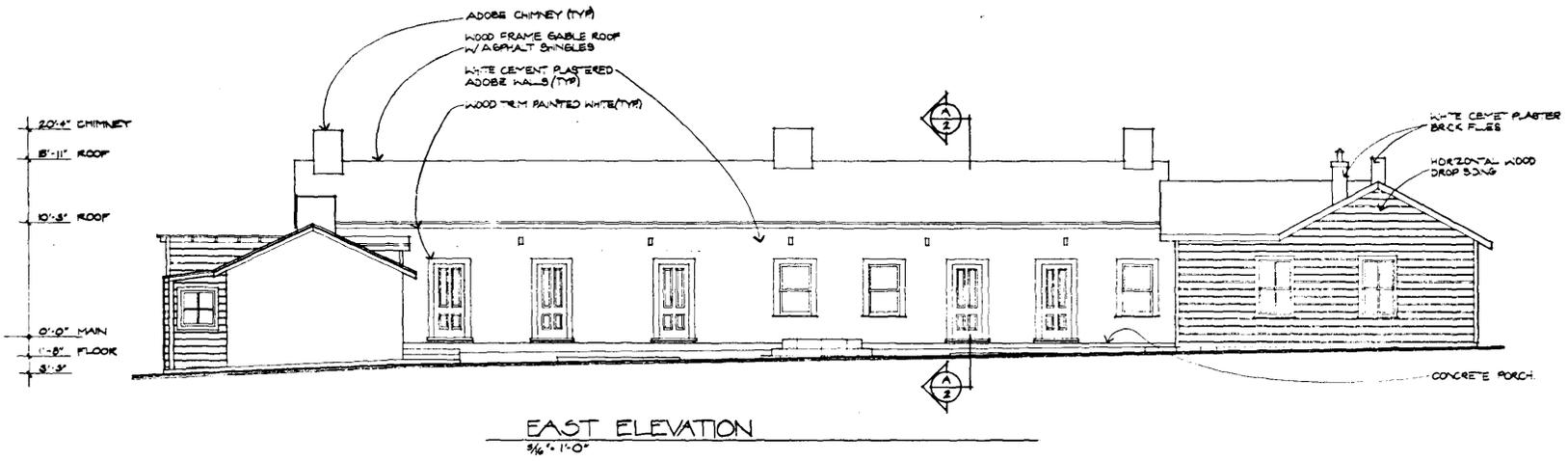
DIRECTOR	DATE	NO.	REV.	CHKD.	APP'D.	DATE	DESIGN	DATE	LOCATION	SCALE	SHEET

DRAWN	G.M.S.	12/1/74	TITLE	JOHNSON-TAYLOR ADOBE RANCH HOUSE (SITE & FLOOR PLANS)	PROJ. NO.	
CHECKED	D.R.R.	2/2/75				

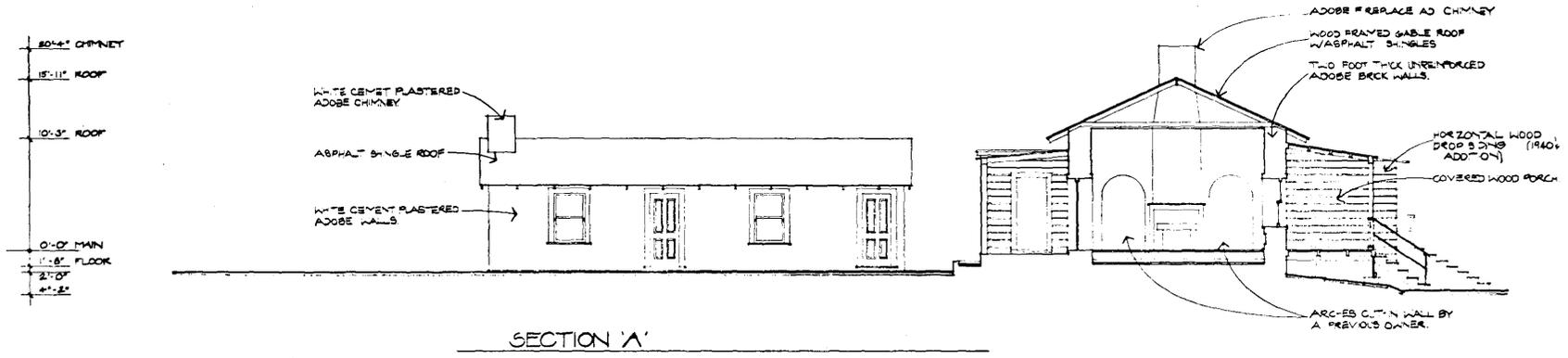
PRINT DATE 12/14/74
 SHEET 2
 COMPLETE DWG 000
 INCOMPLETE DWG 000
 PRELIMINARY 000
 REVISION ONLY 000

SEP 2 1980

SEP 2 1980



EAST ELEVATION
3/8" = 1'-0"



SECTION 'A'

DATE ONLY 12/19/77
 COMPLETE PER PRELIMINARY REVISION ONLY
 000
 000

DEPARTMENT OF PARKS AND RECREATION
 COUNTY OF SAN DIEGO
 5555 OVERLAND AVE., SAN DIEGO, CALIFORNIA 92123



DIRECTOR	DATE	NO.	REVISIONS	APPR.	DATE	DESIGN

DATE	DESIGN
2/4/78	DRAWN S.M.S.
12/1/77	CHECKED D.R.B.

LOCATION: PENASQUITO CANYON, COUNTY OF SAN DIEGO
 TITLE: WILSON-TAYLOR ADOBE RANCH HOUSE
 (EXTERIOR ELEVATION & SECTION)

SHEET 2
 OF 2

20' ROAD EASEMENT
F/P 130289 8/28/67

PT. "B"

225.00'

828.44'

S 84°18'24" W

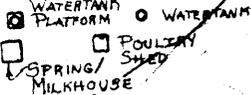
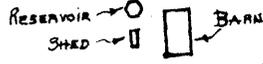
PT. "C"

515.00'

S 89°16'51" W
475.56'

287.
S 83°3'

20' SEWER LINE ESMT.
F/P 116206 6/29/65



100 YEAR FLOOD LINE

12' POLE LINE ESMT.
F/P 5801 1/13/67

SEWER LINE ESMT.
4-137626 5-24-74

301.89'
50°22'30"E
800.00'

N 0°00'00"E 1183.80

PHASE I

JOHNSON-TAYLOR ADOBE
LOS PEÑASQUITOS REGIONAL PARK
(a proposed historical site)
Parcel 79-1309-25.63A.

RANGE 3 WEST
RANGE 2 WEST

2000.87'

50' WAT
F/P 39

PT. "A"

90°00'00"E 969.20

PT. "D"

N 00°30'07"E

Johnson-Taylor Adobe Ranch House
Rancho de Los Penasquitos
San Diego, San Diego County, California

SEP 2 1980

OCT 31

2" CAPPED PIPE
MKI & CO. SURVEYOR
1934
COR RHO.
25130

RECOMMENDED BY:

Frank C. Deming

DATE: 3/16/78

DATE:

REVISIONS

APPROVED DATE

REVISIONS	APPROVED	DATE