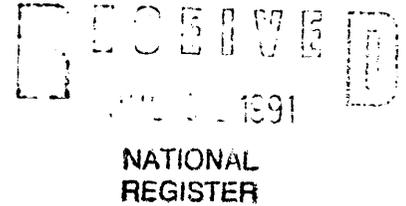


United States Department of the Interior National Park Service



National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in Guidelines for Completing National Register Forms (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Verlaque, Theophile, House other names/site number Verlaque House

2. Location

street & number 645 Main Street city, town Ramona state California code CA county San Diego code 073 zip code 92065

3. Classification

Ownership of Property: [X] private, [] public-local, [] public-State, [] public-Federal. Category of Property: [X] building(s), [] district, [] site, [] structure, [] object. Number of Resources within Property: Contributing 1, Noncontributing 0, Total 1.

Name of related multiple property listing: NA Number of contributing resources previously listed in the National Register: 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this [X] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [X] meets [] does not meet the National Register criteria. [] See continuation sheet. Signature of certifying official: Kathryn Guallieri, California State Historic Preservation Officer, Date: 6-26-91

In my opinion, the property [] meets [] does not meet the National Register criteria. [] See continuation sheet. Signature of commenting or other official: _____ Date: _____ State or Federal agency and bureau: _____

5. National Park Service Certification

I, hereby, certify that this property is: [X] entered in the National Register. [] See continuation sheet. [] determined eligible for the National Register. [] See continuation sheet. [] determined not eligible for the National Register. [] removed from the National Register. [] other, (explain): _____ Signature of the Keeper: [Signature] Date of Action: 8/7/91

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic, single dwelling
Agricultural, storage

Current Functions (enter categories from instructions)

Recreation and Culture:
Museum

7. Description

Architectural Classification

(enter categories from instructions)

French Colonial

Materials (enter categories from instructions)

foundation stone
walls adobe covered with stucco
roof cedar wood shingle
other veranda - wood

Describe present and historic physical appearance.

The Verlaque House, built in 1886 by Theophile Verlaque, a pioneer immigrant, businessman and winemaker, constitutes a rare example of traditional French colonial architecture in the western United States. It has been preserved in its original condition without any significant alterations to the exterior elevation or the interior features. The existence of a historic French colonial home in rural San Diego County is itself notable. Most of the existing homes in this style are found in Louisiana or Mississippi while a handful survive elsewhere. In addition, the use of adobe blocks as the primary construction material reflects a unique regional adaptation of an established style of design. The superior state of preservation of this structure and its documented history makes it worthy as both an architectural and historical landmark.

Since its construction in 1886, only minor modifications have been made to Verlaque House. The house was originally built with steps to the back veranda. During the summer of 1984, the Ramona Pioneer Historical Society added a wood ramp to the rear veranda, in compliance with the building code. During the early 1960's, the free standing, gabled roof over the ramp to the cellar was replaced with the present curved roof, complementing the style of the roof of the house. A latticework frieze was added to the veranda shortly after construction and removed prior to 1912 as suggested by historic photographs of the property. No interior alterations have been made to Verlaque House since its construction. Electricity was added to the building in 1924. The house retains all of its original doors, windows and fixtures. The trim base, picture molding, and hardware are all original to the structure and in excellent condition. In short, the Verlaque House appears essentially the same today as it did shortly after its completion in the late 1800's.

Verlaque House is a single-story dwelling, built with a large open cellar, once used for wine storage. The house measures 35-feet wide by 40-feet long and rests on a foundation wall of field stone 2-foot thick, extending approximately 5-feet below grade and 2 - 6-feet above grade. The wall base changes to adobe block at the first floor plate line. The 2 x 12-inch rough floor joists rest on two rows of 6 x 6-inch beams 5-feet apart, resting on 6 x 6-inch posts, placed 6-feet on center and set on concrete piers. The single floor is 1 x 4-inch tongue and groove. Floor joists are doubled under the room partitions.

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The basement consists of a single, open space with a ceiling height of 7-feet to the planking. Access to the basement is by a ramp on the east-side, by which wine barrels were rolled to the cellar for aging.

Above the basement, the exterior walls are made of 1-foot, 6-inch adobe blocks to a plate height of 12-feet. The blocks are covered with stucco. Doors at the end of the central corridor are single doors, measuring 3-feet by 7-feet with transoms measuring 3-feet by 2-feet. The interior partitions are constructed of 2 x 4-inch studs, earth and plaster sides. The doors inside the corridor are 2-feet, 10-inch x 7-feet, surmounted to transoms measuring 2-feet, 10-inches x 2-feet, 4-inches.

The truncated hip roof slants at a 45-degree angle and is covered with cedar shingles which were replaced to conform to the original design in 1972. The roof is framed with 2 x 4-inch common rafters at 2-feet on center and 2 x 6-inch jack rafters. The truncated portion is approximately 6 x 11-feet, originally covered with tar paper and now covered with galvanized iron. The ceiling joists are constructed of 2 x 4-inch lumber at 6" on center.

A unique and almost Chinese sweep is given the roof by using gently curved rafters, hand-cut from 2 x 12-inch boards. This creates an extended, flared overhang with the curved rafters spaced approximately 2-feet, 10-inches apart and supported at the outer end by a 4 x 6-inch beam which rests on 4 x 4-inch posts placed at 9 - 11-foot spaces.

The house is surrounded on all four sides by an elevated veranda which is original to the structure. In front and on both sides it is 5-feet wide, made of 1 x 4-inch tongue and groove Douglas Fir, supported by 4 x 4-inch posts at 6-feet on center, extending at an angle from the foundation wall at ground level. At the rear, the porch is 8-feet wide supported by 2 x 4-inch joists and a pair of 4 x 6-inch beams, supported by 4 x 4-inch posts at 6-feet on center, resting on concrete. The underside of the porch rafters are painted light blue which was found to discourage flies and insects from lighting. The hand rail is constructed of 2 x 6-inch beams with 2 x 3-inch "x" members.

The interior of Verlaque House consists of five rooms placed along a central corridor which runs the length of the house from the front entrance to the back veranda. On the west side, the front room/living room measures 13 x 24-feet with a recessed fireplace. This is back to back with the kitchen fireplace. Both fireplaces are supported by a 5 x 7-foot field stone foundation which extends down through the basement to the virgin soil. The chimney is made of brick with provincial-style, decorative top and is original to the house.

This nomination was revised 6/26/91 to exclude all noncontributing resources. Only the house and immediate setting are nominated to the National Register.

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Verlaque House rests on a historic property known originally as Verlaque's Two Acres. The property was originally sold to Amos Verlaque, Theophile's son, by Bernard Etcheverry, another French immigrant and owner of the Rancho Santa Maria, on June 20, 1884. It was the site of a store and a post office known at that time as Nuevo. Ownership of the property was transferred to Theophile Verlaque on May 9, 1888, after the construction of Verlaque House. The remainder of the Rancho Santa Maria was purchased by Milton Santee and renamed Ramona on June 18, 1895.

The historic property contains a number of non-contributing resources which today comprise the Ramona Pioneer Living History Museum. Many of these non-contributing features were moved to, or reconstructed on, the Verlaque property by the Ramona Pioneer Historical Society, a non-profit organization which operates the museum. These resources do not detract from the main house, nor do they mislead or misinform--clearly they were not a part of Verlaque's Two Acres. They are not massive in scale, and do not appear to adversely impact the significance of the historic property. These non-contributing features are represented on the enclosed plot map and include:

- 1.) Toll House/Post Office - a replica of the Atkinson brothers toll-house operated as a mail drop in the 1870's by the Atkinson Brothers on the old Mussey Grade Road near Ramona. It was relocated at Verlaque House in 1985 and constructed out of original materials.
- 2.) Jail - originally used as the San Diego County Jail in the late 1800's this building is made of 3/8" steel with a barred door and steel reinforced gate. The building was brought to Ramona in the late 1880's where it was used first as a jail until 1917 and then later as a gunpowder magazine. It was acquired by the Ramona Pioneer Historical Society in 1978.
- 3.) Blacksmith Shop, Tack Room, and Bunk House - built originally in 1874 by Sam Warnock, who operated the Jackass Mail between San Diego and Yuma in the 1850's. The building is an exact replica design of the structure originally located at Warock Ranch in Ballena Valley. The building was torn down in 1978 and rebuilt with original materials on the museum grounds by the Ramona Pioneer Historical Society.
- 4.) Meeting Hall - constructed with materials from the historic Barnett Barn which was constructed on the Barnett Ranch in San Vicente Valley in 1898. The building was dismantled by the Ramona Pioneer Historical Society in 1988 and its materials used to build the Meeting Hall. This building is used for meetings and lectures of the Ramona Pioneer Historical Society. It also houses the offices and archival materials of the museum and the Ramona Pioneer Historical Society.
- 5.) Outhouse - built on the site of the actual Verlaque family outhouse, the new facility contains modern conveniences for the museum's many visitors and guests.

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6.) Carriage House - located next to the outhouse, the carriage house is used for storage of a valuable antique medicine wagon (late 1800's) belonging to the Ramona Pioneer Historical Society. The materials used in construction came from various old buildings in the Ramona area.

7.) Honey House - located on the northwest corner of the property. The Honey House was built originally in 1902 by Bruce Dye and was used to extract honey. The Honey House was brought intact to the museum site in 1985.

8.) Tool Shed - made from various old buildings dating from the late 1800's and constructed at the museum site in 1990. It houses a vintage fire engine and farming tools which date to 1840.

9.) Dress Shop - constructed by the Ramona Pioneer Historical Society in 1989, the Dress Shop houses the museum's collection of over 300 authentic pioneer dresses dating from the 1700 - 1900. The materials came from a milking barn originally built at Ramona in 1917 by W.E. Woodward.

Non-contributing aspects of the site include an outdoor kitchen and a rose garden, with adjoining gravestones and an arbor. The outdoor kitchen is located next to the Honey House and consists of a covered brick barbecue and sink. This facility is used for special events sponsored by the Ramona Pioneer Historical Society. The Margaret Wood Bancroft Garden was dedicated to the memory of Margaret Wood Bancroft by her friends in San Diego in January, 1987. The gravestones include grave markers from the Verlaque family which were originally located in the Cavalry Cemetary in San Diego. They were brought to the museum in 1987 when the cemetary was turned into a park. Also included are grave markers from the Warnock and Dye families. The arbor is used to grow various houseplants and herbs by the Ramona Pioneer Historical Society.

In summary, Verlaque House represents a rare occurrence in American architecture - a historic dwelling built in a true French colonial style over a century ago. McAlesters' A Field Guide to American Houses notes the importance of such a structure. "The several hundred surviving French Colonial houses are among the rarest and least appreciated American buildings" (p124). The continued preservation of the Verlaque House and its recognition as a significant historic dwelling is, therefore, both justified and appropriate.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Architecture -
Exploration/settlement

1886 - 1887

1886, 1887

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

Verlaque, Theophile

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The Verlaque House of Ramona is significant both as an architectural landmark and as a historic property. The building qualifies for the National Register under criterion A in the area of Exploration/Settlement as it is the first home built in the community of Nuevo, later known as Ramona. Verlaque House also qualifies under criterion C in the area of Architecture as a rare and important example of the French colonial style in the western United States.

Theophile Verlaque

Theophile Verlaque was born in Salernes, France on April 17, 1832 and died in San Diego on January 19, 1913. He emigrated to the United States, arriving at New Orleans sometime between 1849 and 1850. After a brief stay with his brother Honore Verlaque in New Orleans, he moved to New Madrid, Missouri where he married Elizabeth Cline on August 7, 1855. The couple remained in New Madrid until at least 1861, producing two children, Amos and Joseph (also known as Jeff). Following the death of his father, Theophile returned to France with his family to settle his father's estate. It appears that the family remained in France as reports of the Civil War in America worsened. While staying in France, the family's third child, Mary was born. Theophile returned to the United States in 1865 by way of New Orleans following the end of the Civil War. The Verlaques resumed their life in New Madrid, Missouri, producing a fourth child, Frances, born in 1867. Finally, in 1870, the Verlaques moved west by means of covered wagon to settle in San Diego.

The activities of the Verlaque family in San Diego are well documented through newspaper accounts, legal documents, census reports, property records and other sources. What emerges is a pattern of business and civic involvement in San Diego County spanning more than half a century. Theophile Verlaque himself made significant contributions to early San Diego agriculture and commerce as a businessman and merchant, winemaker, and real estate investor. However, his most important contribution was in the

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founding and early settlement of the town of Nuevo, later known as Ramona. Theophile and his son Amos had made the acquaintance of Bernard Etcheverry, most likely on one of their many frequent hunting trips in the San Diego backcountry in the area of Warner's Ranch and Julian. It is reasonable to conclude that Etcheverry accompanied his fellow countrymen on these occasional hunting expeditions. It is also reasonable to assume that Theophile Verlaque, the opportunistic businessman, recognized the enormous potential for profit in the Santa Maria valley. With rumors of gold in the Julian area and traffic along the San Diego - Julian road increasing, a small investment in, perhaps a store, could reap large profits.

So it was that in 1884, a deal was struck between Etcheverry and the Verlaques to build a store in the Santa Maria valley, halfway between Julian and San Diego. (Maggiano, Ronald, Verlaque's Two Acres: Theophile Verlaque and the Founding of Ramona, Thesis, University of San Diego, 1990, p 28-51.)

Exploration/Settlement

Within the context of exploration and settlement of the San Diego backcountry, Verlaque House is significant as the first permanent residence built in Nuevo, later renamed Ramona and as one of the earliest surviving homes in eastern San Diego County. Its construction closely followed the founding of a store and a post office by Amos J. Verlaque, the son of Theophile Verlaque. Located at the half-way point on the stagecoach line from San Diego to Julian, the community of Ramona, or Nuevo as it was first known, would become an important center for rural agriculture, commerce, transportation and communication during the late 19th century. Thus, Verlaque House reflects the growing economic and social importance of rural settlements such as Ramona during the late 1880s.

Ramona is located in the center of the Santa Maria valley, approximately 40 miles northeast of San Diego. The topography is marked by gently rolling hills and land suited to the grazing of cattle and sheep. The town itself displays numerous homes, churches, and other buildings dating from the late nineteenth century. A few miles west is "Mount Woodson Castle" a national historic landmark built between 1916 and 1921. To the east is the historic town of Julian, an important stage stop and mining community. The Julian Hotel, built in 1886, is also a national historic landmark. Other important sites in the region include the Santa Ysabel Mission and the San Pasqual Battlefield National Historic Site.

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Prior to the secularization of the California missions in 1833, the Santa Maria valley was part of the extensive land holdings of the San Diego Mission which used the property for grazing livestock. In 1833, the Rancho Santa Maria, comprised of some 17,000 acres, was granted to Narcisco Botello, a Mexican soldier, who subsequently lost his rights to the property because of his failure to meet the terms of the land grant. Governor Manuel Michetoreno then granted the land to Jose Joaquin Ortega and his son-in-law, Captain Edward Stokes in 1843. With the death of Stokes shortly after the Mexican War and the death of Ortega, ownership of the Rancho Santa Maria passed to his daughter, Refugio Stokes and her three sons, Alfredo, Eduardo and Adolfo. By 1870, Adolfo Stokes had acquired sole possession of the property by purchasing the interests of his mother and two brothers. (LeMenager, Charles R., Ramona Roundabout: A History of San Diego's Little Known Back Country, Ramona, CA: Eagle Peak Publishing, 1989, p23-38.)

Within two years, Adolfo Stokes sold most of the property to Bernard Etcheverry, a Basque in charge of the Stokes's sheep flock. Etcheverry raised fine Merino sheep on the property, increased the agricultural output and attracted tenant farmers to increase production. More importantly, it was Etcheverry who sold two acres of land in the Santa Maria valley to Amos J. Verlaque for \$100 in 1884 on condition that Verlaque would build a store on the site. The original parcel of land measured 210 feet x 415 feet. This transaction was recorded on June 17, 1884, but Etcheverry and Verlaque had agreed on the terms at least a year earlier (Deed Book 47, page 4, San Diego County Recorder). It is known that the store was completed prior to the recording of the deed as Verlaque had applied for a postal license in the fall of 1883. Several notices in the San Diego Union confirm that Amos Verlaque opened his store for business in August or September, 1883 (San Diego Union, 8/24/83, 3:1; 10/20/83, 3:1; 10/23/83, 3:1) In addition to the store, Verlaque built a small adobe house which still stands near the property.

Meanwhile, The Santa Maria Land & Water Company, under the leadership of Milton Santee, had acquired most of the Rancho Santa Maria from Etcheverry (Deed Book 60, page 133, and Book 72, page 61, San Diego County Recorder). The land company subdivided the property into 6,000 lots and several dozen large ranches (Map 347, Dec. 7, 1886, and Map 643, October 15, 1890, San Diego County Recorder). Verlaque's Two Acres was located in the center of Block 39.

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Theophile Verlaque, attracted by the impending land boom in Ramona, decided to build a little country home on his son's property. In a deed granted May 9, 1884, Theophile agreed to purchase Amos Verlaque's two acres for the handsome sum of \$3,250 (Deed Book 127, page 276, San Diego County Recorder). The fact that Amos Verlaque had agreed to sell property which he did not yet legally own was not unusual in an era of wild land speculation. A man's handshake was as good as a contract, and the details could be worked out later. Amos was, in fact, living and working at the site when he agreed to sell to his father. As in the case of Verlaque's store, the property did not formally change hands until after the completion of the Verlaque House, a practice not uncommon in the period. This deed was registered exactly four years after it was signed, on May 9, 1888.

Although there is no known record of the completion of the Verlaque House, it is possible to date its construction between 1886 - 1887. An examination of the archival record makes it unlikely that the House was built before 1886. Photographs believed to have been taken in that year, show only the Verlaque store and a small frame house which was the residence of A.J. Verlaque. In addition, the subdivision map filed by Milton Santee on December 7, 1886 (actually drawn on November 15, 1886), designated that portion of Block 36 on which the house stands as "Hotel", "Store", and "PO", meaning Post Office. There is no indication that a house yet existed.

S.F. Black, a contemporary historian who knew Theophile Verlaque, says only that "At one time Mr. Verlaque went to Ramona Valley in this county and founded the town of Ramona" (S.F. Black, San Diego County California, A Record of Settlement, Organization, Progress and Achievement, Vol II, p 81-82). He fails to give a date and does not mention the Verlaque House.

Secondary accounts, generally, state that the dwelling was occupied in 1887. The most important of these is a published article about Miss Louise Verlaque, youngest daughter of Theophile, following her death in 1960. Rollin Pierce, a local historian who knew Louise Verlaque, wrote in the article that "the larger home was occupied by Louise Verlaque's folks in 1887" (Ramona Sentinel, 2/11/1960).

The documentary evidence, then, suggests that Theophile Verlaque planned to build a home on the Verlaque property in Ramona as early as 1884. Construction of the Verlaque House was begun in late 1886 or early 1887. It proceeded without interruption, allowing the family to move into the house sometime in late 1887. Following completion of the house, the property was legally deeded to Theophile on May 9, 1888. (Maggiano, Verlaque's Two Acres, p 58-99.)

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An archaeological survey conducted by the University of San Diego in 1984 supports this thesis. This survey was centered on three trash pits at the rear of the property. Most of the material produced in the excavation dated from the 1930s. However, the trash pits also produced "some small ceramic pieces that dated from before the turn of the century" ("Archaeological Survey of the Verlaque House"; Ramona, California, July 28, 1984, Ramona Pioneer Historical Society.)

Architectural Significance

In addition to its importance in the early settlement of the San Diego backcountry, Verlaque House is significant as an important example of French colonial architecture in the western United States. Designed and built by Theophile Verlaque, in the second half of the 1880s, Verlaque House is an original dwelling incorporating authentic French colonial design. The major features of such buildings include: elevated foundations of masonry or stone; extensive porches supported by slender wooden columns or supports under the main roof line; steeply pitched, hipped roofs; narrow doorways and window openings; walls of stucco or plaster, usually over a half-timber frame. The occurrence of such dwellings in the western United States is extremely rare (McAlester, p 122-123).

Verlaque House exhibits virtually all of the primary characteristics of traditional French colonial architecture, including the elevated foundation, the broad porch, the hipped roof and stucco walls. It varies from most examples only in that its upper walls are made of adobe brick rather than a half-timbered frame. This variation is perhaps the result of a general shortage of timber for building purposes in the San Diego region during the 1880's, resulting in the common usage of adobe, especially in the backcountry, during this period.

The dramatic use of French colonial architecture makes the Verlaque House a distinctive cultural resource. As has been noted, few homes built in this style exist in the Western United States. The largest concentrations of such homes can be found along the Mississippi River from New Orleans, Louisiana to St. Genevieve, Missouri (McAlester, p 122). The fact that Theophile Verlaque first settled in New Orleans and later in New Madrid, Missouri before moving to San Diego provides a link between the Verlaque House of Ramona and similar homes in Louisiana and Missouri. As a young French immigrant, Verlaque would have certainly spent some time among the French community in New Orleans. He must have been impressed by the presence of French-style homes, not unlike those traditional cottages found in his hometown of Salernes, France.

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Significant examples of French colonial architecture in New Orleans include: (1) Pitot House, the residence of the first governor of Louisiana, and (2) Home Place Plantation (c. 1800), the oldest surviving plantation House in Louisiana which bears a striking resemblance to Verlaque House. Both of these properties are listed on the National Register of Historic Places.

It should be pointed out that an examination of the Verlaque genealogical record has revealed that Theophile Verlaque's brother, Honore Verlaque, lived in New Orleans at 73 St. Anne in the French Quarter. It is likely that Theophile Verlaque resided at this location with his brother's family shortly after his arrival in the United States around 1850. Here, he would have been exposed to many surviving examples of French colonial architecture, including those listed above. Research, then, suggests that a close relationship exists between the French colonial architecture of the New Orleans region and the similar architecture of Verlaque House.

After a brief stay in New Orleans, Theophile Verlaque migrated up the Mississippi River to New Madrid, Missouri where he married Elizabeth Cline in 1855. From New Madrid it is only a short journey up the river to St. Genevieve, a small community with many homes built in the French provincial style. (McAlester, p 127-128) Again, it is likely that Verlaque may have visited St. Genevieve and seen these nostalgic reminders of his own homeland.

Within an architectural context, then, Verlaque House can be interpreted as a direct descendent of the historic French colonial homes in New Orleans and Missouri. Theophile Verlaque, given his certain exposure to similar homes in New Orleans and St. Genevieve, employed the French colonial style when he built Verlaque House in 1866. His intimate knowledge of such buildings is represented by the architectural clarity of Verlaque House in adopting the primary characteristics of French colonial structures: the hipped roof, elevated foundation, wide veranda, narrow doorways and windows. Even the chimney designed by Verlaque is an exact replica of traditional chimnies employed in such historic structures as Home Place Plantation.

Verlaque House has been declared eligible for recognition as a historic site by the Historic Site Board and the Planning Commission of the County of San Diego pending final approval by the San Diego County Board of Supervisors later this year. The County of San Diego concluded in its report that: "Verlaque House is a significant and rare example of an adobe French Provincial (colonial) house that dates after 1886 and is associated with Ramona pioneers Amos and Theophile Verlaque."

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Verlaque House survives as the most prominent and best preserved dwelling in the Ramona area from the period 1886 - 1887. At the same time, it should be noted that Verlaque House is one of many buildings in Ramona dating from the period 1886 - 1900, including: the Montecito House, 1896; the Town Hall, 1894; the Earl School building, 1896; the Green House, 1891; and the Friend's Church, 1897. Another building worth noting is the Santa Maria Store, located adjacent to the Verlaque House, originally built in 1884 and operated by Amos Verlaque. A historic site survey of these and other buildings in the Ramona area is planned by the County of San Diego and is expected to be conducted later this year, pending selection of a consultant by the County of San Diego.

The house itself remains an original artifact of the period without any significant alteration. This is due to the fact that the Verlaque family continued to occupy the house until 1960. Three of the six Verlaque children are known to have owned the house. Jeff Verlaque was granted title to the property in 1901, followed by Robert Verlaque in 1912 and Louise Verlaque who owned the house from 1930 to her death on January 14, 1960. In 1962, the house was purchased by Mrs. Leona Ransom who intended to turn the building into a museum. Today, the Verlaque House is the home of the Ramona Pioneer Historical Society and the Guy B. Woodward Museum.

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property less than one acre

UTM References

A

1	1
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5	1	2	8	8	0
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3	6	5	6	1	1	5
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Zone Easting Northing

B

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Zone Easting Northing

C

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

D

--	--

--	--	--	--	--	--

--	--	--	--	--	--	--

See continuation sheet

Verbal Boundary Description

The boundary is as shown on the enclosed plot plan.

See continuation sheet

Boundary Justification

The boundary is arbitrarily drawn to include just the house and an appropriate setting. The boundary extends from the house 10 feet to the south, 10 feet to the east, 7.5 feet to the north, and 2.5 feet to the west, to exclude all noncontributing resources nearby.

See continuation sheet

11. Form Prepared By

name/title Ron Maggiano/Graduate Intern, Department of History
organization Archivist, Ramona Pioneer Hist. Soc. date January 4, 1991
street & number 645 Main Street telephone (619) 789-7644
city or town Ramona state CA zip code 92065

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Books

Black, S.F., San Diego County California, A Record of Settlement, Organization, Progress and Achievement, Vol II, S.J. Clarke Publishing Co., Chicago, 1913, p 81-82.

Bowen, Russell and Ransom, Leona B., Historic Buildings of the Ramona Area, edited by Ruth S. Meyer, Ramona Pioneer Historical Society, Ramona, CA.

LeMenager, Charles R., Ramona Roundabout: A History of San Diego's Little Known Back Country, Ramona, CA: Eagle Peach Publishing, 1989.

Maggiano, Ronald, Verlaque's Two Acres: Theophile Verlaque and the Founding of Ramona, Thesis, University of San Diego, 1990.

McAlester, Virginia and Lee, A Field Guide to American Houses, New York: Alfred A. Knopf, 1988.

Documents and Records

San Diego County Recorder:

Deed Book 47, page 4

Deed Book 60, page 133

Deed Book 72, page 61

Deed Book 127, page 276

Map 347, Dec 7, 1886

Map 643, Oct 15, 1890

Map 863, May 25, 1900

San Diego Union:

8/24/1883, 3:1

10/20/1883, 3:1

10/23/1883, 3:1

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Julian Sentinel:

8/20/1891

Ramona Sentinel:

2/11/1960

"Archaeological Survey of the Verlaque House," Ramona, CA, July 28, 1984,
University of San Diego, Ramona Pioneer Historical Society.

Verlaque Documents, Ramona Pioneer Historical Society, Ramona, CA.

Ramona Vertical File, San Diego Historical Society, San Diego, CA.

Verlaque Biographical File, San Diego Historical Society, San Diego, CA.

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The legal descriptions are:

All that portion of Block 39 of the Townsite of Ramona, according to Map thereof No. 347, filed in the office of the County Recorder of San Diego County, December 7, 1886, described as follows:

Beginning at the Southeasterly corner of Lot 9 in said Block 39, according to said Map and running thence Northeasterly along the Southeasterly line of said Block, a distance of 75 feet; thence Northwesterly parallel with and 74.93 feet distant Easterly from the Northeasterly line of said Lot 9, Block 39, a distance of 150 feet; thence Southwesterly parallel with the Southeasterly line of said Block 39, to an intersection with the Northeasterly line of said Lot 9, Block 39; thence Southeasterly along the Northeasterly line of said Lot 9 to the place of beginning.

and:

All that portion of the Rancho Santa Maria in the County of San Diego, State of California, according to the extension of the United System of Government Surveys over said Rancho, reputed to have been made by O.N. Sandford C.E., May, 1884 and also according to Map thereof No. 863, filed in the office of the County Recorder of San Diego County, May 25, 1900, described as follows:

Beginning at the Quarter Section corner between Sections 14 and 15, Township 13 South, Range 1 East, San Bernardino Meridian; thence North 70 West, 1515 feet to the most Easterly corner of the parcel of land conveyed by B. Etcheverry to Amos J. Verlaque by deed dated June 17, 1884 and recorded in Book 47, page 4 of Deeds, records of San Diego County; thence North 35 West along the Northeasterly line of the land so conveyed to Verlaque 30.60 feet, more or less, to the most Southerly corner of Lot 10 in Block 39 of Ramona, as shown on Map thereof No. 643, filed in the office of the County Recorder of said County, October 15, 1890; thence Southwesterly along the Southeasterly line of said Block 39, a distance of 135.22 feet to a point distant thereon 75 feet Northeasterly from the most Easterly corner of land described in deed to Louise Verlaque recorded March 21, 1933 in Book 200, page 164 of Official Records and the true point of beginning; thence Northwesterly parallel with the Northeasterly line of Lot 9, Block 39, a distance of 150 feet; thence Northeasterly parallel with the Southeasterly line of said Block 39, a distance of 50 feet; thence Southeasterly parallel with the Northeasterly line of said Lot 9, Block 39, a distance of 150 feet to the Southeasterly line of said Block 39; thence Southwesterly along said Southeasterly line, 50 feet to the true point of beginning.

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The boundaries of the nominated property include both the House and the land as designated in the boundry description and the grant of ownership, enclosed. The justification of Verlaque House lies in its significance and has been noted above. The justification for the property as designated in the boundry description is based upon several factors: (1) the property was originally granted to Amos Verlaque from Bernard Etcheverry in 1884; (2) the property represents the first development in the town of Nuevo, later known as Ramona, and (3) the property line was established prior to the subdivision of all other lots in Ramona as demonstrated by the enclosed maps.