

PH 0351989

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY  
RECEIVED AUG 30 1976  
DATE ENTERED 100 12 1976  
SHEET

**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 ~~XX~~ San Rafael Rancho (Verdugo Adobe and Oak of Peace)

AND/OR COMMON  
Bashor Property

**2 LOCATION**

STREET & NUMBER  
2211 Bonita Drive

CITY, TOWN  
Glendale

STATE  
California

VICINITY OF  
20th

COUNTY  
Los Angeles

CONGRESSIONAL DISTRICT  
20th

CODE  
06

CODE  
037

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input checked="" type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT oak	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input checked="" 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  
Jane G. Bashor

STREET & NUMBER  
2211 Bonita Drive

CITY, TOWN  
Glendale

STATE  
California

VICINITY OF  
91208

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC.  
Los Angeles County Recorder

STREET & NUMBER  
227 N. Broadway

CITY, TOWN  
Los Angeles, California

STATE  
90012

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Adobe - Registered State Historical Landmark No. 637  
Oak - Historical Plaque placed by Native Daughters of the Golden West

DATE Adobe - July 19, 1958  
Oak - September 28, 1947

DEPOSITORY FOR SURVEY RECORDS Adobe - Department of Parks and Rec. - Historic Preservation Section  
Oak - 520 East Glenoaks

CITY, TOWN Adobe - Sacramento  
Oak - Glendale

STATE  
California

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED (Partially)	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

## DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The neighborhood where the Bashor property is located is almost 100 percent built up with single residential homes of the \$45,500+ class. The zoning is R1 single family residential

Most of the Bashor property is comparatively level, sloping gently down from northwest to southeast. The southwesterly  $\frac{1}{4}$  of Lots 14 and 15 rises in a steep slope which with its trees and shrubs, provide a pleasing backdrop to the adobe and oak tree, screening the area from adjacent private property.

The Oak is located on the southern portion of the Bashor property (Lot 19). The age of the oak has been ascertained as being in the 500+ year category.

The almost 2-acre parcel on which the oak and adobe are located has the appearance of a small park. On Lots 8, 9, 14, 15, 16, 17, 18, 19, and parts of Lot 7 (where the adobe is located) the vegetation can only be described as "dense." There are benches located on these lots that further add to the park-like atmosphere. A driveway (vacated Camulos Avenue) bisects the northern and southern sections of the property.

As noted above, the oak is described as being in "fair condition." Mrs. Bashor was told this year that in order to continue to keep the oak alive, it would be necessary to have the old wood removed and the entire oak sprayed. Mrs. Bashor did have this work done and the oak remains alive, and it does not appear to have oak root fungus associated with many oak plantings in urbanized Southern California.

The oak does require extensive wire bracing (see photos). It is most in evidence on the southwest trunk extension. There are also two vertical ground pole braces adding support to this section. The northeast trunk extension has very little wire bracing, but does require a pole brace (close to the identification marker on the oak). The marker on the oak reads as follows:

### THE OAK OF PEACE

USA-MEXICO PEACE TREATY 1847.    HERE GENERAL A. PICO  
MET ENVOYS OF GENERAL J.C. FREMONT TO PLAN TREATY OF  
CAHUENGA ENDING WAR

On the western side of the entry path leading to the oak is a bronze plaque embedded in a large rock which reads:

OAK OF PEACE  
SAN RAFAEL RANCHO  
FIRST GRANTED TO JOSE MARIA VERDUGO, OCT. 20, 1784  
CATALINA ADOBE BUILT ABOUT 1828  
AND  
GENERAL ANDRES PICO OAK TREE CAMPSITE  
BEFORE HE SURRENDERED TO GENERAL JOHN C. FREMONT 1847  
MARKED BY  
CALIFORNIA PARLOR NO. 247  
NATIVE DAUGHTERS OF THE GOLDEN WEST  
SEPT. 28, 1947

# SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input 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 checked="" 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 checked="" type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1828 or 1860

BUILDER/ARCHITECT

Builder in controversy

STATEMENT OF SIGNIFICANCE

CATALINA VERDUGO ADOBE

The history associated with the adobe on Bonita Drive is intertwined with the Verdugo family and the early settlement of Glendale. The patriarch of the Verdugo family was Don Jose Maria Verdugo. A retired corporal of the "San Diego Company of His Majesty the King," Verdugo, in 1784, at the age of 33, petitioned Governor Pedro Fages to allow him to keep cattle and horses on the tract that he had chosen. His petition was granted by the Governor, as well as a grant which established him on the land. Thus on October 20, 1784, the Rancho San Rafael came into being. In a later survey (1871) of the Rancho it was found to contain 36,403.32 acres - a vast tract and one large enough to contain a good deal of present day Glendale, Burbank, Eagle Rock, Highland Park, the Pasadena section west of the Arroyo Seco and all the area formed by the meeting of the Los Angeles River and the Arroyo Seco.

It should be noted that at the time of the land grant to Don Jose, royal land grants were interpreted as loans rather than as gifts of personal property. The King could retract any grants at any time, as all lands were possessions of the Crown and therefore subject to forfeiture. However, when the nation of Mexico was established in 1821, and later when California became a state in 1850, all grants were reviewed and most of them were honored as real personal property. In 1851, members of the Verdugo family appeared before the Board of Land Commissioners in order to obtain clear title to their land. They were successful in 1855 when the Rancho San Rafael boundaries legally incorporated the 36,403 acres.

Don Jose passed away on April 12, 1831, at the age of 80. His estate was divided between his only son, Julio, and Catalina, one of his daughters. The estate was owned in common for a considerable time, but was eventually divided between them in 1861.

With this as a brief historical introduction, the discussion now turns to the adobe on Bonita Drive. To this day, a mystery surrounds the identity of the builder and the date of construction of the adobe. For many years, the builder has been variously identified as Don Jose, his daughter, Catalina, or his son Julio. The commonly held date of construction has been the year 1828. Dora Verdugo Bullock (b. 1882--), granddaughter of Julio, and daughter of Julio's son, Teodoro, strongly disagrees with these time honored interpretations. While she was not obviously alive at the time of its construction, she was born in the adobe and spent her childhood there. Dora is most emphatic in stating her belief that the adobe was constructed by her father, Teodoro, and was owned by him up to the time of his death on June 2, 1904. She places the construction date in the year 1860. The adobe was thus, according to her, not in existence at the time of the historic event under the oak.

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

- a. Bancroft, Hubert Howe, History of California, The History Co., 1886.
- b. Griffin, Helen S., Casas and Courtyards - Historic Adobe Houses of California, Biobooks, 1955.
- c. Kirkman, George W., The Vernal Vales of the Verdugos, 1926.
- d. Perry, E. Caswell and Parcher, Carroll W., Glendale Area History, James W. Anderson, 1974.
- e. Sherer, John Calvin, History of Glendale and Vicinity, Glendale History Pub. Co. 1922.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1.83

UTM REFERENCES

*386-480*

A <u>11</u> <u>384380</u> <u>3782640</u>	B <u>  </u> <u>  </u> <u>  </u>	C <u>  </u> <u>  </u> <u>  </u>	D <u>  </u> <u>  </u> <u>  </u>
ZONE EASTING NORTHING	ZONE EASTING NORTHING	ZONE EASTING NORTHING	ZONE EASTING NORTHING

VERBAL BOUNDARY DESCRIPTION

The Bashor property on the west side of Bonita Drive is composed of Lots 7, 8, 9, 14, 15, 16, 17, 18, 19 and portions of Lots 4, 5, and 6 of Tract Number 6409 (Assessor's Map Book 5614, pages 15 and 16 - also Map Book 114, pages 3 and 4). The property is located between Opechee Way on the north, Wabasso Way on the south, Bonita Drive on the east and La Vista Terrace on the west. Principal access is by way of Bonita Drive, with secondary access on Verdugo Court. Bonita Drive has a dedicated width of 60 feet, with a paved roadway 36 feet wide, concrete curbs and gutters, but no sidewalks. Hillside Drive,

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE

Bruce E. Medcalf, Planning Assistant

June 4, 1976

ORGANIZATION

Planning Division, City of Glendale

DATE

(213) 956-2140

STREET & NUMBER

633 E. Broadway Room 103

TELEPHONE

CITY OR TOWN

Glendale, CA 91205

STATE

# 12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL   

STATE XX

LOCAL   

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

*Helen Medcalf*

TITLE

*SHPO*

DATE

AUG 13 1976

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I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

TO DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

DATE

*12/12/76*

ATTEST:

DATE

*12/12/76*

KEEPER OF THE NATIONAL REGISTER

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The Adobe is located on the northwest piece of the property consisting of mainly Lot 7 and small sections of Lots 5 and 6. The original adobe section of the structure consists of a living room, 2 bedrooms, and 1 bath. A porch on the eastern front of the adobe (running north and south) extends almost the entire length of the structure.

Because of the dense foliage, the adobe is not visible except for Lot 7. At no point on the property does there exist an unobstructed view of the adobe because of this lush vegetation. The adobe thus appears to be perpetually in the dark. For photographic purposes, the adobe could not be in a more difficult location.

When the Bashors purchased the property in 1946, they sought to convert the adobe into a vacation retreat. They were careful, however, to see that the adobe retained its original integrity. All that was done to its original adobe structure, according to the owner and City building records, was the plastering of the walls inside and out, strengthening of the floors and the installation of modern plumbing. The most significant alteration took the form in 1946 of a northern wing addition that consisted of a dining room area, a modern kitchen (wood panelled) and a dressing room. While the large picture window in the adobe's northern wing (refer to the earlier set of photographs) does violate somewhat the integrity of the adobe, in general, the addition blends in extremely well with the original adobe structure. The total area of the structure (adobe and addition) is 1,458 sq. ft.

As far as can be ascertained, there are no early drawings or sketches available of the original adobe. As the property has always been in private ownership, no detailed studies have been made of the adobe prior to this application attempting to identify what alterations have been made in the adobe. As can be seen from the enclosed 1911 photograph, the exterior has changed very little. As far as the interior is concerned, as noted above, in no sense of the word was the adobe section "modernized" (with the exception of the addition of plumbing). Three members of the Planning staff, one as recently as two weeks ago, have visited the adobe, and all bear witness to the fact that nothing has been done to violate the adobe's original integrity. The northern addition is the only area where some quarter have been given to the modern comforts of life (the modern kitchen area, etc.).

There is a plaque attached to the outer front wall of the adobe (southeast corner) that reads:

CATALINA VERDUGO ADOBE  
SAN RAFAEL RANCHO  
OF JOSE MARIA VERDUGO  
BUILT ABOUT 1828  
PLACED BY  
DON JOSE CHAPTER  
DAUGHTERS OF THE AMERICAN REVOLUTION  
1958

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Dora further believes that Teodoro owned all of Verdugo Canyon and built the adobe soon after his wedding. Catalina Verdugo was supposedly invited to stay at the adobe upon his bride's request. Catalina apparently looked on Teodoro as her favorite nephew and spent the remainder of her life in his home. Because Catalina was in residence at the adobe, and further because she had been the heiress to half the expansive estate of her father, Don Jose, a popular and inaccurate legend (according to Dora Verdugo) grew in later years that Catalina owned the property, and that Teodoro was only her invited guest. Catalina died in 1871, and following the death of Teodoro in 1904, his estate was divided among the heirs.

The property eventually came into the hands of F.P. Newport, a local real estate developer. Newport was thoroughly aware of the historical value of the property and preserved it unchanged. In 1946, Dr. and Mrs. Ernest C. Bashor purchased the property from Newport. The Bashors set about to make the adobe suitable for private residence, but in the process were careful to make as few changes as possible in order to put it into a generally livable condition.

In 1952, the Old Settlers Association of Glendale formally supported Dora Verdugo's thesis by adopting a resolution that the adobe be thereforth known as the "Teodoro Verdugo Adobe."

In 1958, as a result of the activities of the Don Jose Chapter of the Dauthters of the American Revolution, the adobe was registered as California State Historical Landmark No. 637.

In 1969, Dr. Bashor passed away leaving Mrs. Bashor the sole inhabitant and owner of the adobe. Mrs. Bashor continues to allow visits of the general public to her property upon request. As the adobe serves as her private residence, the interior of the structure is not open for public viewing. As many as one thousand visitors a year have been granted permission to visit the property.

In the earlier relating of Dora Verdugo's views concerning the history of the adobe, the impression should not be left that everyone supports her point of view. Local chapters of the Daughters of the American Revolution and the Native Daughters of the Golden West continue to maintain that the adobe was built for Catalina Verdugo by her father, Don Jose, in the year 1828. The Historic Preservation Section of the State Department of Parks and Recreation also continues to refer to the structure as the "Catalina Verdugo Adobe" and accepts the 1828 construction date.

It has, unfortunately, found to be impossible to prove which version of the history of the adobe is correct. Records of real estate transactions in the 1800's involving the Rancho San Rafael (as alluded to earlier) are in many cases contradictory and confusing. It should be remembered that in the early history of California even people of consequence

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could not read and write. There existed, in fact, a natural suspicion of any kind of written documents. This situation further complicates and hinders further investigation.

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THE OAK OF PEACE

On January 11, 1947, there was an occurrence of historic importance under the large oak tree, on what is today the Bashor property on Bonita Drive. According to Bancroft in the History of California, this oak tree marks the spot where Jesus Pico, acting as an emissary from General Fremont, met with his brother, General Andres Pico, and delivered Fremont's surrender terms to the Mexican settlers. Since this date, the oak has been referred to as the "Oak of Peace," "Surrender Oak," or "Pico Oak."

The Californios, as the Spanish speaking settlers were called, were aware of the southerly advance of Fremont's forces and were prepared to intercept them. At the same time, headed north from San Diego to Los Angeles, were General Kearny's small detachment and Commodore Stockton's naval forces. Jesus Pico first made contact with Fremont and his forces in the Salinas Valley. Convinced that any armed opposition to the American forces would be futile and disasterous because their "army" consisted of 300 men, poorly armed and equipped, Jesus Pico joined Fremont and accompanied him as far south as the San Fernando Mission. On January 11, 1847, he met near the old oak with his brother, General Andres Pico and his officers, and Governor Flores, who was Commander-in-Chief by virtue of his political office. Jesus Pico informed them of the size of the military resources at Fremont's disposal and of the movement of the forces of Kearny and Stockton. He strongly recommended that the Californios surrender to Colonel Fremont, as it seemed likely that he would offer better terms than Stockton, who had the reputation of being a martinet. Jesus Pico's forceful arguments moved Governor Flores to turn full command over to General Pico, gather up his personal belongings and flee to Mexico the same night, never to return.

With General Andres Pico now having absolute authority, his first act was to send his own emissaries to Fremont's encampment to confer on the surrender terms. They returned to report that Fremont sought a fully authorized commission from General Pico to meet him for final negotiations at the Casa de Cahuenga. General Pico moved his forces from Verdugo Canyon to Cahuenga Pass and waited there for Fremont. On January 13, 1847, apparently the day following Pico's march to the pass, Fremont dismantled his camp at San Fernando and reestablished it at Cahuenga. The commissioners met with Fremont in the ranch house, untenanted at the time, discussed, and drew up and signed the treaty terminating hostilities between the Californios and invading Americans.

The surrender of the Californios marked an end of an era in the history of California. General Andres Pico proved to be an unwilling prophet. He complained even prior to the treaty of the waning Mexican influence in Alta California due to the "hordes of Yankee immigrants" who were penetrating the Sacramento Valley. No matter what the enterprises into which the newcomers entered, Pico observed, they were apparently successful and were cultivating farms, vineyards and setting themselves up in all manner of business enterprises. A new era of California history was to formally begin in 1848 with the Treaty of Guadalupe Hidalgo (California was thus ceded to the United States by Mexico) and in 1850 when California was admitted to the Union.



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These historic resources, the adobe and the oak, are related not only by their proximity but as parts of a historical and visual entity. The structure and object are both located on land that once was the focal point of activities on the San Rafael Rancho. They are significant to the Hispanic settlement of the area and to the eventual change in political and cultural dominance which began with the mid-19th century influx of Anglo-Americans. In addition, a visual unity exists in the heavily foliated, park-like setting.

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Wabasso Way, Camulos Avenue, and Opechee Way provide convenient access to the main artery to North Glendale, Canada Boulevard.

# CATALINA VERDUGO ADOBE



