

DATA SHEET PH 0039080

Form 10-300
(Rev. 6-72)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: California
COUNTY: Los Angeles
FOR NPS USE ONLY
ENTRY DATE APR 3 1975

1. NAME

COMMON:
First house of Ygnacio Palomares

AND/OR HISTORIC:
La Casa Primera de Rancho San Jose

2. LOCATION

STREET AND NUMBER:
1569 N. Park Ave.

CITY OR TOWN:
Pomona

CONGRESSIONAL DISTRICT:
33rd Congressional District

STATE: California CODE: 06 COUNTY: Los Angeles CODE: 037

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input type="checkbox"/> District <input type="checkbox"/> Site <input type="checkbox"/> Object <input checked="" type="checkbox"/> Building <input type="checkbox"/> Structure	<input type="checkbox"/> Public <input type="checkbox"/> Private <input type="checkbox"/> Both <input type="checkbox"/> Public Acquisition: <input checked="" type="checkbox"/> In Process <input type="checkbox"/> Being Considered	<input checked="" type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No

PRESENT USE (Check One or More as Appropriate)

<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input checked="" type="checkbox"/> Park	<input type="checkbox"/> Transportation	<input type="checkbox"/> Comments
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Private Residence	<input type="checkbox"/> Other (Specify)	
<input checked="" type="checkbox"/> Educational	<input type="checkbox"/> Military	<input type="checkbox"/> Religious		
<input type="checkbox"/> Entertainment	<input checked="" type="checkbox"/> Museum	<input type="checkbox"/> Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME:
City of Pomona

STREET AND NUMBER:
505 South Garey Avenue

CITY OR TOWN:
Pomona

STATE: California CODE: 06

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC:
Los Angeles County Tax Assessor's Record, Pomona City Hall

STREET AND NUMBER:
505 South Garey Avenue

CITY OR TOWN:
Pomona

STATE: California CODE: 06

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
U.S. Geodetical & City of Pomona - 4-1-74

DATE OF SURVEY: 1966 Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
See above No. 5 - San Dimas No. 3400-W11745-75

STREET AND NUMBER:
505 S. Garey Ave.

CITY OR TOWN:
Pomona, CA.

STATE: California CODE: 06

SEE INSTRUCTIONS

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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

Although we do not know which of the four existing adobe rooms were constructed first, one which is of sod construction is presumed to be the oldest. A kitchen which stood on the northwest was a separate building and is not extant.

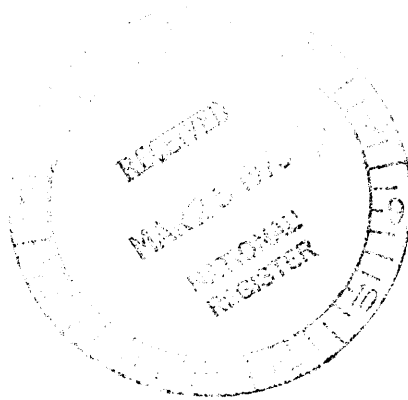
The original 2-1/2 feet thick adobe walls have never been in ruins. The last owner before the purchase by the Historical Society of Pomona Valley and the City of Pomona was Roscoe Hart, who purchased the property in about 1941. He built a modern kitchen and family room and enclosed the rear, providing for three additional rooms and a bath.

Mr. Hart purchased the site from the Benjamin S. Nichols family who had owned it since 1886. There are two small frame buildings, one of which is now being used as an office by the Historical Society.

There is also a three car garage of cement block construction and a wall of similar construction on the south side. Many lovely old trees remain on the grounds.

Across the property runs the old stone zanja or ditch first constructed by the grantee of the rancho and his neighbor Ygnacio Alvarado.

In 1854, when Ygnacio Palomares built his new home on the old road to San Bernardino, the first house was deserted until 1867 when his son, Francisco repaired and improved La Casa Primera and lived there for several years.



SEE INSTRUCTIONS

3. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input checked="" type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

La Casa Primera de Rancho San Jose is an important landmark in Pomona as it is the first residence in the city. It was built by Ygnacio Palomares, one of the joint grantees of Rancho San Jose, in 1837.

Francisco Palomares, son of the grantee, who later made the adobe his home was a prominent citizen and served in various capacities in local government, particularly as a county supervisor. He also was a member of the first public school board. Francisco was respected and loved by the Indians who maintained their rancherias on the rancho and were assisted and protected by the patron or boss.

When Dr. Benjamin S. Nichols purchased the property in 1886, the family occupied La Casa Primera until the purchase by Roscoe Hart in 1941/ Although Mr. Hart wished to dispose of the property, he waited until it seemed impossible to preserve it as a historical landmark before advertising the property for sale at auction. The Historical Society of Pomona Valley, on October 7, 1972, bid on the property and acquired it for \$85,000. The City of Pomona later assumed the mortgage and the title, and the landmark is occupied by caretakers and is open to the public on Sunday afternoons from 2:00 to 5:00 p.m.

ARCHITECTURAL SIGNIFICANCE: The house is typical of adobe construction of California; constructed on stone and lime foundation; walls 2-1/2 feet thick, deepset windows, porch across front. Originally was L shaped. Now three large adobe rooms in long wing and the sod room extending out a few feet to the west. Additional later rooms on the west. Shingled roof and slightly hipped roof having replaced original tule and tar covering.

SEE INSTRUCTIONS

9. MAJOR BIBLIOGRAPHICAL REFERENCES

See Continuation Sheets.

10. GEOGRAPHICAL DATA

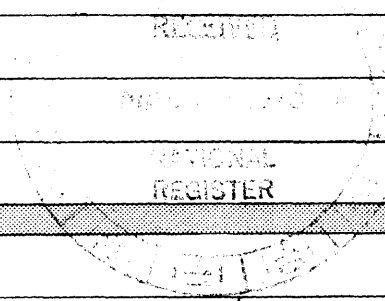
LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY			O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES		
CORNER	LATITUDE	LONGITUDE		LATITUDE	LONGITUDE	
	Degrees Minutes Seconds	Degrees Minutes Seconds		Degrees Minutes Seconds	Degrees Minutes Seconds	
NW	° ' "	° ' "		34° 04' 30"	117° 45' 15"	
NE	° ' "	° ' "				
SE	° ' "	° ' "				
SW	° ' "	° ' "				

11/43042
3770540

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 1.63 approx.

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

STATE:	CODE	COUNTY	CODE



SEE INSTRUCTIONS

11. FORM PREPARED BY

NAME AND TITLE:
Miss Elizabeth W. Zilles, President

ORGANIZATION: Historical Society of Pomona Valley, Inc. DATE: Jan. 18, '74

STREET AND NUMBER:
1569 North Park Avenue (P.O. Box 2473)

CITY OR TOWN: Pomona STATE: California 91766 CODE: 06

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: [Signature]

Title: State Historic Preservation Officer

Date: MAR 17 1975

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

[Signature]
Director, Office of Archeology and Historic Preservation

Date: 4/3/75

ATTEST:

[Signature]
Keeper of the National Register

Date: APR 2 1975

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(Number all entries)

9. MAJOR BIBLIOGRAPHICAL REFERENCES

BIBLIOGRAPHY -- LA CASA PRIMERA DE RANCHO SAN JOSE
By Isabel Fages -- Compiled December, 1974

*ESPEDIENTE, Translation of -- No. 388 -- City of Los Angeles,
March 27, 1837 -- San Jose, exhibit a:

"To his Excellency the Governor:

The citizens Ygnacio Palomares and Ricardo Vejar appear before you in the manner most effectual in law saying that we own a considerable number of cattle and horses, being our only means for support of our families, which are now upon a place very small and inconvenient where they do not thrive and the place being vacant which is known by the name of San Jose, distant some six leagues more or less from the exmission of San Gabriel, a diseno (map) of which place we will lay before your Excy (Excellency) as soon as possible -- we respectfully ask you to grant us the said place, considering the smallness of the place in which we are now for which cause it is that we appeal to your Excellency's goodness, whereby we shall receive favor and justice praying that you will receive this on common paper thing of the proper seal.

City of Los Angeles, March 27, 1837 -- For myself and for Ricardo Vejar who does not know how to write.

(Signed) Ignacio Palomares"

"City of Los Angeles, March 30, 1837: Let the ayuntamiento (Council) of the city of Los Angeles report whether the parties to this application(have) proven all the legal requisites to have their prayer granted whether the land they ask is vacant, or whether it belongs to any individual, pueblo or mission, or belonging to any of these it may still be granted in conformity to the laws of colonization. This done, let the Espediente be returned to the Government for its determination.

(Signed) Alvarado"

"Angeles, April 1, 1837

Presented to the Ayuntamiento in its session of today, this petition and decree of the Govr. of the State administered and referred to the committee on vacant lands to prepare the decree referred to.

Narciso Botello"

(Signed) Gil Ybarra

Continued

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9. MAJOR BIBLIOGRAPHICAL REFERENCES (Continued)

"To the Ayuntamiento:

The Committee on vacant lands in compliance with the preceding decree of His Excy. the Gov. ad interim of the state reports that the parties interested in this Espediente are Mexican citizens by birth have rendered repeated services to this jurisdiction and have a considerable stock of cattle and horses, sufficient for the place they ask according to the law on the subject

"The place San Jose referred to in this Espediente is now vacant although it has belonged to the ex-mission San Gabriel and that it appears there is not upon it a single head of cattle belonging to said mission"

* POMONA -- A Calendar of Events in the Making of a City -- by W. W. Robinson -- Published by Title Insurance and Trust Co., 1936 -- Historians consulted, Roy Fryer, then President of Historical Society of Pomona Valley, and F. P. Brackett's History -- quotes therefrom: (After the expediente had been duly received and acted upon by the ayuntamiento, and the governor had again received the request, the governor on April 15, 1837 wrote):

"The citizens Ygnacio Palomares and Ricardo Vejar are declared owners in property of the place called San Jose ... Let the proper decree be issued and recorded in the proper book ..."

"On the same day he executed a formal deed, 'in the name of the Mexican nation', and four days later the state legislative body confirmed the grant."

After the property had been surveyed on August 3, 1837 by Jose Sepulveda, Vejar took possession of Rancho San Jose Abajo and Ygnacio Palomares "built a home, too, not far from present Ganesha Park and between Preciado and Walnut Streets." Its exact location has been questioned. The pleasant old ranch house that still stands buried in trees and vines at 1569 North Park Avenue is that very home, according to Don Ygnacio's grandson, Francisco J. Palomares, who lived there prior to 1882. "It was the first habitation built in Pomona", he says in a letter of August 14, 1936. "I believe that the house at some time or another was somewhat larger ... I faintly remember some adobes and the ruins of some in the rear portion of the house, and it may have been that some of them were used either in adding rooms or in repair work."

* STORY OF OUR POMONA, by John W. Todd, pages not numbered -- published by Todd Memorial Chapel, year of publication not given.

Continued

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(Continuation Sheet)

STATE California	
COUNTY Los Angeles	
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ENTRY NUMBER APR 3	DATE 1975

(Number all entries)

9. MAJOR BIBLIOGRAPHICAL REFERENCES (Continued)

- * LOS ANGELES COUNTY CENTENNIAL HISTORY, by J. J. Warner, Judge Benjamin Hayes and Dr. J. P. Widney in 1876 -- reprint 1936, p. 100.
- * BEFORE THE AMERICANS CAME, by Roy Fryer, Southern California Historical Society Quarterly, December, 1939.
- * LA CASA DE AYER, Casa Alvarado, by Isabel Lopez de Fages, Southern California Historical Quarterly, pp 160-161.
- * ADOBE DE PALOMARES, by Leroy Hoover, Southern California Historical Society Quarterly, December, 1961, p. 146.
- * LAND IN CALIFORNIA, by W. W. Robinson, pp 30, 203, 218; University of California Press, 1948.
- * SEVENTY YEARS IN CALIFORNIA, by J. A. Graves, p. 164; Times-Mirror Press, 1929.
- * CATTLE ON A THOUSAND HILLS, by Robert J. Cleland, p. 216; Huntington Library, 1964.
- * HISTORY OF POMONA VALLEY, by F. P. Brackett, published 1920, p. 1, p. 36.
- * HISTORICAL AND BIOGRAPHICAL, LOS ANGELES COUNTY, by J. M. Guinn, published 1901, p. 12.
- * SADDLEBACK ANCESTORS, Orange County Geneological Society, pp 99-100.
- * WINDOWS IN AN OLD ADOBE, by Bess Adams Garner, published by Pomona Progress Bulletin, 1939, reprint by Leisa Bronson, 1970, p. 36.
- POMONA VALLEY COMMUNITY BOOK, Editor in Chief, Roy L. Driscoll, published by Arthur Cawston, 1950, p. 30; Pomona Public Library.
- OFFICIAL MAP, BOOK OF PATENTS No. 2, Los Angeles County Records.
- SUNSET MAGAZINE -- "Walk for History-Adobe Days", June, 1972.
- * THIRTY-Two ADOBES OF CALIFORNIA, by Isabel Lopez de Fages, published by Southwest Museum, 1951, p. 36.
- HISTORIC SPOTS OF CALIFORNIA, Hoover-Rensh, Stanford University Press -- third addition -- revised by Rev. Wm. M. Abeloe, 1966, p. 159.

Asterisks notes references from Fages library. Others, Pomona Public Library.

Appreciation expressed to staff of Special Collections Department, Pomona Public Library.