

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED
DATE ENTERED

**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 Warner's Ranch

AND/OR COMMON Warner's Ranch

**2 LOCATION**

STREET & NUMBER

4 miles south of Warner Springs on secondary road \_\_NOT FOR PUBLICATION

CITY, TOWN CONGRESSIONAL DISTRICT

Warner Springs \_\_X VICINITY OF 43rd

STATE CODE COUNTY CODE  
California 06 San Diego 073

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE	
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input checked="" 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 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	<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 checked="" type="checkbox"/> OTHER: vacant

**4 OWNER OF PROPERTY**

NAME Vista Irrigation District

STREET & NUMBER 202 West Connecticut Avenue

CITY, TOWN VICINITY OF STATE  
Vista  California

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE, REGISTRY OF DEEDS, ETC. San Diego County Registry of Deeds

STREET & NUMBER

CITY, TOWN STATE  
San Diego California

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

FEDERAL  STATE  COUNTY  LOCAL

DEPOSITORY FOR SURVEY RECORDS

CITY, TOWN STATE

# 7 DESCRIPTION

## CONDITION

EXCELLENT  
 GOOD  
 FAIR

DETERIORATED  
 RUINS  
 UNEXPOSED

## CHECK ONE

UNALTERED  
 ALTERED

## CHECK ONE

ORIGINAL SITE  
 MOVED      DATE \_\_\_\_\_

---

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

Warner's Ranch is located in a serene valley that has changed little since 1849. A portion of the original ranch, about 4 miles to the west, has been covered by Lake Henshaw, but most of the remaining land is leased to private cattle raisers. At the ranch headquarters are the remains of two original structures: these include Warner's ranch house of 1849 and a barn erected in 1858. Both one-story adobe structures have been partially covered over with weatherboard, but are intact underneath.

The house of adobe bricks had cedar beams and shingles. The timber was apparently hauled by wagon from either Palomar Mountain or Volcan Mountain. The barn has hand-hewn beams. Wooden pegs were used instead of nails. The ranch house and barn are now being preserved by the Vista Irrigation District, acting in cooperation with several historical societies of Southern California.

Considerable work has been done in shoring up the interior of the barn in an attempt to stabilize the structure. Adobe walls are crumbling or missing but attempts have been made to protect them from further weathering with a sheathing of boards. Similar facing boards were used on the ranch house. Original split shingles still exist under the tin roof cover and some of the whitewashed ceiling muslin can be found on the interior.

About one mile to the east of these ranch buildings is a small adobe structure called Wilson's store. Located on the ranch and contemporary with the other historic structures, this adobe building was also used as a wayside stop for travellers, contributing to the history of Warner's Ranch.

Although the buildings are in very poor condition, they were deteriorating at the time of the landmark designation. Maintained in relatively stable condition they provide an accurate unrestored illustration of early conditions in the far west.

# 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 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 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

1849-1861

BUILDER/ARCHITECT

### STATEMENT OF SIGNIFICANCE

From 1849, when overland emigrants first followed the Gila River trail in large numbers, until 1861, Warner's Ranch was a famous camping spot for travelers. It was the first place where emigrants could secure food and shelter after enduring the hardships of the long desert crossing on the Southern emigrant route.

Although more famous as a way station for almost all pioneers entering Southern California over the Gila River Emigrant Trail after 1849, and as a Butterfield Overland Mail Stage Station, 1858-61, Warner's Ranch was also a pioneering American Cattle ranch.

### HISTORY

Born at Hadlyme, Connecticut, in 1807, Jonathan Trumbull Warner joined a trading party bound from St. Louis to Santa Fe in 1830. In 1831, he accompanied a party of fur trappers from Santa Fe to California and spent the next two years hunting beaver. From 1834 to 1841 he operated a merchandising store in Los Angeles. After a visit to the East in 1840-41, he settled in San Diego in 1843. By this time he had become a naturalized Mexican citizen and changed his name to Juan Jose Warner.

In 1844-45 he applied for and received two land grants totaling 44,322 acres in what is now eastern San Diego County. In the latter year he built himself a two-room adobe house with thatched roof on his new estate at the Indian village of Agua Caliente (now called Warner Hot Springs). It was here that he was residing when General Stephen W. Kearney and the Army of the West, on December 2-3, 1846, and Lieutenant Colonel Philip St. George Cooke's Mormon Battalion on January 21, 1847, encamped on Warner's Ranch, enroute from Santa Fe to San Diego. The march of these troops opened the Gila River trail as a wagon route. The discovery of gold in California in 1848 brought the first emigrant wagon train over the southern trans-continental trail in 1849.

With the influx of travelers in 1849, Warner moved from his first house at the Hot Springs to about 4 miles to the south, on the main wagon road and here erected the adobe ranch house, the mill, and also a store to trade with the pioneers. Gold seekers of 1849 praised the fertility of Warner's ranch, but complained of the exorbitant prices charged for supplies. Indians attacks in 1851 resulted in the plundering of Warner's ranch and forced the owner to send his family to San Diego.

Warner resided at the ranch until 1857, when the U.S. District Court awarded Rancho Agua Caliente and his house to an earlier claimant of this ranch. Warner then moved to Los Angeles and his former home served as a stage station on the Butterfield Overland Mail

# 9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Cleland, Robert G., Cattle on a Thousand Hills, San Marino, 1941.  
 Conkling, Roscoe P. and Margaret B., The Butterfield Overland Mail, 1857-69, 3 vols, Glendale, 1947.  
 Hill, Joseph J., The History of Warner's Ranch, Los Angeles, 1927.  
 Hoover, Mildred B., and Rensch, Hero G., and Ethel G., revised by Ruth Teiser, Historic Spots in California, Stanford, 1958.

# 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY c 221

UTM REFERENCES

A 1 1 | 5 3 3 6 5 0 | 3 4 7 7 6 5 0  
 ZONE EASTING NORTHING  
 C 1 1 | 5 3 1 0 2 8 1 0 | 3 4 7 8 4 4 1 0

B 1 1 | 5 3 3 6 3 0 | 3 6 7 6 7 1 1 0  
 ZONE EASTING NORTHING  
 D | | | | | | | |

### VERBAL BOUNDARY DESCRIPTION

Warner's Ranch is still located in undeveloped rangeland. The boundary has been drawn to include both the buildings at the ranch and the related so-called Wilson's store, also located on ranch property and indicated on the USGS Warner's Ranch Quadrangle, 7.5' series by a Butterfield Stage Station marker, beginning at the point where the landgrant line intersects San Felipe Valley Road to the northwest, then continuing southeast from this point along the north edge of the right of way of San Felipe Valley Road to UTM 11.533630.3676710 then due north from this point to the land grant line, then north (con'd)

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

# 11 FORM PREPARED BY

NAME / TITLE Boundary determined by Patricia Heintzelman, Architectural Historian, Landmark Review Project, Original form prepared by Charles Snell, 1963.

ORGANIZATION Historic Sites Survey	DATE
STREET & NUMBER 1100 L Street NW.	TELEPHONE
CITY OR TOWN Washington, D.C.	STATE

# 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 National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

Landmark JAN 20, 1961  
 Designated: .....  
*George J. ...*  
 July 14, 1978

FOR NPS USE ONLY

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

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION  
 ATTEST:

KEEPER OF THE NATIONAL REGISTER

DATE 7/21/78  
 DATE

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

**CONTINUATION SHEET** Warner's Ranch    ITEM NUMBER #8    PAGE #2

---

route from 1858 to 1861. Recent historical research conducted by Mr. William L. Wright of Glendale, California, has established beyond a doubt that Warner's ranch house served as a Butterfield Stage house from 1858 to 1861.

In February 1861, through mortgage foreclosure, Warner lost the other portion of his ranch to John Rains, capitalist and cattle baron of Los Angeles and San Bernardino Counties. Rains also purchased the Agua Caliente ranch and house and moved up his great herds of cattle from his ranches at Chino and Cucamonga. Active in California politics and also working as a newspaper editor, Warner died in 1895.

During the Civil War the ranch was the scene of one of the few clashes between the Union and Confederate factions on California soil, when the Showalter party was captured there in November, 1861.

About 4 miles north of Warner's ranch house there was an important split in the Gila River trail: emigrants bound for Los Angeles and later the Butterfield stages, continued on to the northwest, following the general course of State Highway 79; General Kearney's soldiers and emigrants bound for San Diego here turned west, following the general course of present-day State Highway 78.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

FOR NPS USE ONLY

RECEIVED

DATE ENTERED

CONTINUATION SHEET Warner's Ranch    ITEM NUMBER #10    PAGE #2

---

west along this line to the point of beginning. A non-historic house located to the west of the old Warner's Ranch adobe does not contribute to the national significance of the landmark.