

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

<b>FOR NPS USE ONLY</b>
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**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\_\_ NOT FOR PUBLICATION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

Warner Springs

CONGRESSIONAL DISTRICT

43rd

VICINITY OF

STATE

California

CODE

06

COUNTY

San Diego

CODE

073

**3 CLASSIFICATION**

**CATEGORY**

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

**OWNERSHIP**

- PUBLIC
- PRIVATE
- BOTH

**PUBLIC ACQUISITION**

- IN PROCESS
- BEING CONSIDERED

**STATUS**

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

**PRESENT USE**

- AGRICULTURE
- MUSEUM
- COMMERCIAL
- PARK
- EDUCATIONAL
- PRIVATE RESIDENCE
- ENTERTAINMENT
- RELIGIOUS
- GOVERNMENT
- SCIENTIFIC
- INDUSTRIAL
- TRANSPORTATION
- OTHER, vacant
- MILITARY

**4 OWNER OF PROPERTY**

NAME

Vista Irrigation District

STREET & NUMBER

202 West Connecticut Avenue

CITY, TOWN

Vista

\_\_ VICINITY OF

STATE

California

**5 LOCATION OF LEGAL DESCRIPTION**

COURTHOUSE,  
REGISTRY OF DEEDS, ETC

San Diego County Registry of Deeds

STREET & NUMBER

CITY, TOWN

San Diego

STATE

California

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE

DATE

\_\_ FEDERAL \_\_ STATE \_\_ COUNTY \_\_ LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

CITY, TOWN

STATE

# 7 DESCRIPTION

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

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## 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.



# 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	17	533650	3477650	B	17	533630	3676710
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C	17	53102810	34784410	D			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

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:

DATE 7/21/78  
 DATE

KEEPER OF THE NATIONAL REGISTER

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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.

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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.