UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS NAME HISTORIC Warner's Ranch AND/OR COMMON

Warner's Ranch

2 LOCATION

STREET & NUMBER

4 miles south of Warne	r Springs on secondary road	NOT FOR PUBLICATION	
CITY, TOWN		CONGRESSIONAL DISTR	ICT
Warner Springs	_X_VICINITY OF	43rd	
STATE	CODE	COUNTY	CODE
California	06	San Diego	073

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRES	ENTUSE
DISTRICT	PUBLIC	OCCUPIED	AGRICULTURE	MUSEUM
_XBUILDING(S)	XPRIVATE	X_UNOCCUPIED	COMMERCIAL	PARK
STRUCTURE	ВОТН	WORK IN PROGRESS	EDUCATIONAL	PRIVATE RESIDENCE
SITE	PUBLIC ACQUISITION	ACCESSIBLE	ENTERTAINMENT	RELIGIOUS
OBJECT	IN PROCESS	X_YES: RESTRICTED	GOVERNMENT	SCIENTIFIC
	BEING CONSIDERED	YES: UNRESTRICTED	_INDUSTRIAL	TRANSPORTATION
		NO	MILITARY	<u>x other</u> vacant

4 OWNER OF PROPERTY

NAME

Vista Irrigation District

STREET & NUMBER

202 West Connecticut Avenue

CITY, TOWN

VICINITY OF

California

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

Vista

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



CON	DITION	CHECK ONE	CHECK O	NE
EXCELLENT	X_DETERIORATED	X_UNALTERED	X_ORIGINAL	SITE
GOOD	RUINS	ALTERED	MOVED	DATE
FAIR	UNEXPOSED			

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 barahas 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.



PERIOD	AF	REAS OF SIGNIFICANCE CH	ECK AND JUSTIFY BELOW	
PREHISTORIC	ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	LANDSCAPE ARCHITECTURE	RELIGION
1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	LAW	SCIENCE
1500-1599	AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE
1600-1699	ARCHITECTURE	EDUCATION	MILITARY	SOCIAL/HUMANITARIAN
1700-1799	ART	ENGINEERING	MUSIC	THEATER
<u>X</u> 1800-1899	COMMERCE	X_EXPLORATION/SETTLEMENT	PHILOSOPHY	TRANSPORTATION
1900-	COMMUNICATIONS	INDUSTRY	POLITICS/GOVERNMENT	OTHER (SPECIFY)
		INVENTION		
		-		
SPECIFIC DAT	ES 1849-1861	BUILDER/ARCH	HITECT	r

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 bout 4 miles to the south, on the main wagon road and here erected the adobe ranch house, the fertility of Warner's ranch, but complained of the exorbitant prices 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.

10GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY _____ C 221 UTM REFERENCES

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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

IIIFORM PREPARED BY

NATIONAL ____

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

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

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS: STATE _____

LOCAL

	Preservation Act of 1966 (Public Law 89-665), I
hereby nominate this property for inclusion in the National Register and cer	
criteria and procedures set forth by the National Park Service.	Landmark JAN 20, 1961
FEDERAL REPRESENTATIVE SIGNATURE	Dimeterated:
TITLE	Jenny Concernent
OR NPS USE ONLY	July 14, 1918
I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATION	JAL REGISTER
(1) (1) (1)	DATE 7/51/50
DIRECTOR, OFFICE OF ARCHEOLOGY AND VISION PRESERVATION-	DATE

(NATIONAL DESTORIC 1.A.C.M. 美麗歌!!

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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 Bernandino 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.