

Warner Ranch - Ranch House
Near Warner Springs
San Diego County
California

HABS No. CAL-424

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PHOTOGRAPHS
WRITTEN HISTORICAL AND DESCRIPTIVE DATA

HISTORIC AMERICAN BUILDINGS SURVEY
NATIONAL PARK SERVICE
Western Office, Division of Design and Construction
1000 Geary Street
San Francisco, California

ADDENDUM
FOLLOWS

PHOTOGRAPH-DATA BOOK REPORT
HISTORIC AMERICAN BUILDINGS SURVEY

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WARNER RANCH, RANCH HOUSE

ADDRESS: Warner Springs, San Diego County, California
OWNER: Vista Irrigation District
OCCUPANT: Vista Irrigation District
USE: Vacant

HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

The Warner Ranch is a Registered National Historic Landmark and California Historical Landmark #311.

It was the focal point for emigrants traveling over the Santa Fe Trail to the California settlements and gold fields from 1844; and it served as a way-station for Butterfield's Overland Mail Company from September 16, 1858, until April, 1861. It was the first well supplied trading post reached by emigrants after the long trek across the southwest deserts. It figured prominently in events incident with the arrival of the Army of the West under command of General Stephen Watts Kearny during the United States war with Mexico and the Battle of San Pasqual which was the sharpest engagement in the conquest of California. During the Civil War, Camp Wright was established on the ranch for the final staging of the California Volunteer Battalion under Colonel James H. Carleton.

The buildings, extant, are of adobe brick and hand hewn timbers put together by mortise and tenon and wood pegs, typical of the early west.

HISTORICAL INFORMATION

Warner Ranch - legal ranch name "Rancho San Jose' del Valle" - comprising 11 leagues was first granted to Jose' Antonio Bernardino

Pico in 1840,¹ who abandoned it in 1842 due to continuous trouble from Indians. It was regranted in 1844 to Johnathon Trumble Warner, who had become a Mexican citizen for the purpose, and assumed the name of Don Juan Jose' Warner. Complicating the title to the land, the U. S. District Court, on February 23, 1857, surprisingly reversed the Land Commission - and itself - by confirming four leagues of land (Rancho Valle de San Jose') to Silvestre de la Portilla, reinstating his neglected 1834 grant.² By this decision the Warner Ranch House and Trading Post, which was erected in 1844, was located 330 feet south of the southern boundary of Warner's property and on that of Portilla, as determined by official surveys which were not made until 1878.³

The Warner Ranch House, therefore, was included in the deed to Buena Vista Valley when Silvestre de la Portilla deeded the property to Vincenta Sepulveda de Carrillo on November 6, 1858.⁴

Warner received an additional grant of 4 leagues - Rancho Camajal y el Palomar; but it was made by Governor Pio Pico during the change-over from Mexican to American rule, and the claim was rejected after he held a cloudy title for some 20 years.⁵

After financial reverses and a long series of lawsuits and counter-suits to clear all titles to the main portions of Warner Ranch, John G. Downey became sole owner in 1880.⁶ He retained ownership until 1911 when William Griffith Henshaw acquired the entire ranch for water and power development purposes. The resort at the Springs was modernized and still is a very popular vacation spot.⁶ The vast acreage is now a part of the Vista Irrigation District holdings.

Warner was born in Connecticut on November 20, 1807; the youngest of nine children born to Seldon Warner, who's forbears migrated from England to Massachusetts in 1630, and Dorthy Seldon Warner.⁷

In 1830, at the age of 23, Warner found it necessary to move to a milder climate for his health, so migrated westward to St. Louis. There he met Jedediah Strong Smith and later signed up with a trading expedition to Santa Fe of which Smith was partner.⁸ Smith was murdered by Indians on the Cimarron. Upon reaching Santa Fe, Mr. Jackson, one of the Principals, entered into a new partnership with Dr. David Waldo and Ewing Young for the purpose of continuing on to California to purchase mules for the Louisiana market.

Warner joined up with this party which arrived at Los Angeles on December 5, 1831. The route passed through Valle de San Jose' which left an impression on Warner.⁹ Mules were not as available from the Spanish missions as anticipated. After driving the mules they could purchase to the Colorado River, Mr. Jackson took over, with the assistance of herders, to herd the mules East. Young and Warner returned to Los Angeles and engaged in otter hunting on the Channel Islands,¹⁰ and later went on a trapping expedition up through the Central Valley of California which brought him north into Oregon.¹¹

Upon returning to Los Angeles in 1834, Warner went to work as a clerk in a store operated by Don Abel Stearns and later for John Temple. During this time he befriended Pio Pico, later Governor of California, and through this friendship courted and married Anita Gale, the daughter of an English sea captain, who had left her, at the age of five, as a ward of Pio's widowed mother, Dona Eustaquia Pico.

Warner entered into a thriving merchantile business on his own in company with Henry Mellus.¹² In 1838 an incident of significance occurred at Warner's store when soldiers arrived from Monterey to arrest Pio and Andres Pico. When refused co-operation by Warner, the soldiers attempted to arrest him, but were thwarted by the Wolfskill brothers, William and John, which cemented a life-long friendship.¹³

In 1840 Warner made a trip back to his New England homeland by way of Acapulco and Veracruz, Mexico.¹⁴ While in the East he advocated the construction of a transcontinental railroad over a southern route. Upon his return to California he proceeded to take steps to acquire a grant of land in the Valle de San Jose' which had so impressed him upon his first arrival in California.¹⁵ To acquire title to land it was necessary to become a Mexican citizen and therefore changed his name to Don Juan Jose' Warner.

When Don Juan Jose' and his wife Anita first moved to the ranch in 1844, they occupied an adobe building at the Hot Springs which now is incorporated into one of the cottages at the resort.¹⁶ They lived there for a year or more, while they constructed the ranch house and trading post about four miles from the springs, and away from the interference by the Indians who gathered at the springs as their ancestors had for centuries past. The location of the new

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ranch house was at the fork in the road which divided the traffic to Los Angeles and San Diego.¹⁷ Vague references and structural evidence indicate that possibly the Trading Post proper was housed in what now is the Barn and that the Ranch House was the family residence. Further archiologial and historical research will be required to establish the facts.

Warner became envolved and suffered unjust treatment at the hands of the U. S. Military because of his Mexican citizenship and his personal friendship with the Pico family cast suspicion upon his American loyalty.¹⁸

The U. S. Army of the West, under General Stephen Watts Kearny and under the guidance of Kit Carson, heading¹⁹ for the occupation of California came by way of Warner's Ranch. But at the time of the arrival of the dragoons, Warner was being held in jail in San Diego by Lt. Archibald Gillespie, on charges of consorting with the enemy though it was well known that he was a confidential agent of U. S. Consul, Thomas O. Larkin.

The diary of Brevet Major W. H. Emory¹⁹ describes the arrival of the weary dragoons at the ranch and their resusitation from meat and supplies acquired at the ranch. After a day of rest at the ranch, on December 4, 1846, Kearny broke camp and proceeded on to engage the Californians under Andres Pico in the Battle of San Pasqual, which turned out to be a decidedly one sided victory for the natives. Eighteen Americans were killed, including Captain Johnson, second in command; and thirteen others were wounded including General Kearny.²⁰ However, with relief from San Diego and superior resources at the disposal of the Americans, the Californians became disorganized and retreated toward Los Angeles, while Kearny proceeded to San Diego.

On January 21, 1847, Lt. Colonel Philip St. George Cook, commanding the famous Morman Battalion, came west over the pass into Valle de San Jose' and camped near the ranch house and trading post. Warner was reported as most co-operative and traded fresh and well trained horses and mules for desert-jaded animals.²¹

During January of 1849 another expedition of the U. S. Army, under command of General Joseph Love, camped for a brief period at Warner's Ranch and exchanged "twelve or fifteen starved and broken

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down mules" for "Six or eight" fresh horses and mules.²² A contingent under Lt. Givens, was assigned to follow the main body for the purpose of rounding up stray animals.²³ On arriving at Warner's Ranch and spotting the Army animals, the Lt. placed Warner under arrest charged with stealing U. S. Property, forced him to leave his sick wife and daughter, and took him to Los Angeles where he was placed in jail, incommunicado, until friends prevailed upon the Military to release him on bond.

The unequivocal outcome of both arrests was not made of record, which later was used by political enemies to harass Warner in the political campaign of 1859, at which time he was elected to the State Assembly.

In 1850 he was elected to the State Senate and left the trading post and ranch in charge of his foreman, Bill Marshall, who allied himself with Indian Chief Antorio Garra, Jr.²⁴ Garra had become embittered toward the Americans because of unjust tax assessments by the San Diego County Sheriff which depleted his herd of cattle and took his grievance to other chiefs who elected to rebel with Garra as Chief. Bill Marshall secretly joined in with the rebels as "campaign" manager and Warner's ranch was selected as the first target. Warner under-estimated the strength of the Indians and, unaware of the duplicity of Marshall, was caught unprepared on the night of November 27, 1851.²⁵

During the raid all of Warner's livestock was stolen and the ranch house and trading post were demolished and burned.²⁶ Major General Joshua H. Bean, with a detachment of California Militia, pursued the renegades, captured the leaders and six of them including Marshall and Garra were executed after due trial.²⁶

Warner was not able to recover from this financial loss and moved to Los Angeles where he became a newspaper correspondent, and later a publisher and politician.²⁷ He later visited the ranch but never again resided there.²⁸

On September 16, 1858, Butterfield's Overland Mail Company began operation with Warner's Ranch as a way-station. The buildings were still in ruins from the Indian raid and had to be rebuilt for the purpose.²⁹ Warner was elated over this, although he had lost direct control of the ranch.³⁰

The hazards of the southern route, due to the Confederate activities, caused the discontinuance of Butterfield Stages over that route on April 5, 1861.

During the Civil War, Colonel James H. Carelton organized and led a force of more than two thousand officers and men from California to New Mexico in support of the Union.³¹ Camp Wright was established at Warner's Ranch, about one mile west of the ranch house, for the final staging of the expedition before departing from California.

Approximately one and one half miles, southerly, on the old San Felipe road is located the ruins of the Kimble-Wilson Building (CAL-426). William Lawton Wright has proven, without doubt, that this establishment did not exist until five years after the discontinuance of the Butterfield stages over the southern route, and so, erroneously, has been marked as a Butterfield Station.³² The logs of distances between stations, also, verify the error, which had been perpetuated by Henry Wilson, who operated a merchantile store in the building from 1875 until 1908. This building has also served as a rural schoolhouse and as living quarters. Tax records in San Diego County refer only to improvements in connection with this property and not to any real estate, so, apparently while situated on the Warner Ranch holdings, title to land was not envolved in connection with this establishment, which consisted of at least two buildings.³²

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ARCHITECTURAL DESCRIPTION

The surviving buildings at the ranch and trading post consist of a one-story adobe ranch house and a barn (CAL-425) constructed of hand hewn timber frame with remnants of adobe walls that are covered with board and batten weather boarding.

EXTERIOR

Overall Dimensions:- Approximately 47' x 42' with 6' veranda on north side and a 12' x 15' board and batten store room addition at northwest corner.

Wall Construction - General - 22" thick, sundried adobe blocks set in adobe mortar.
Southwest room unusual board and girt bearing wall construction.
Northwest storeroom addition - board and batten frame construction.

Porches - Veranda extends the full length of building on north side with T&G wood flooring and shed roof supported by wood posts. Concrete stoop and two steps at main entrance on east side.

Chimneys - Metal covered.

Doorways and Doors - Wood bucks and frames and job-made wood doors of various design. Six exterior doors. Transom over main entrance.

Windows - Wood windows of various design and size. Only one double hung window in building - a 2/2, 3'-8" by 5'-6" - in Living Room.

Roof - Gable roof over main element with shed roof at south side and lean-to at north side, all covered with corrugated iron over wood shakes. Early description of building had thatch on the roof.

Cornice - Simple barge board and eaves board with extending sheathing boards and rafters.

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Miscellaneous - Alterations are evidenced by openings that have been closed in. Construction indicates that south and north lean-tos were additions to original building.

INTERIOR

Floor Plan - Main central element consists of two rooms with the main entrance at the east elevation opening directly into one room; and the Living Room with fireplace on west wall flanked by doorway at south side and double hung window at north side.

To the south, one room opens from the east room and two rooms open from the Living Room. The floor elevation of the southeast room is down $2\frac{1}{2}$ "; that of the center room is 7" higher than the Living Room; and that of the southwest room is 3" higher than the Living Room.

To the north of the main element are three rooms and a board and batten supply room. The floor elevation of the central room, which has been used as a kitchen, is up one inch, and that to the west is down one inch. The north veranda is 13" lower than the kitchen floor level.

Flooring - 1 x 6 T&G over sleepers, leveled up over graded earth and stepped down to follow general slope of terrain which is approximately 1 foot in 16 feet from south to north.

Walls - Interior walls are adobe with painted plaster finish. Where board and batten bearing walls are noted the walls are lined with muselin and papered.

Ceilings - Main element east room has exposed peeled log ceiling beams approximately 6" diameter, leveled off at top and covered with $1\frac{1}{4}$ " thick random width, 6" to 10", plank decking.

The Living Room has same ceiling construction except that painted canvass is secured to stripping on underside of ceiling beams.

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Ceiling in Kitchen is 1 x 6 center bead T&G, painted, secured to underside of sloping rafters.

Room at northeast corner has ceiling of painted 1 x 6 boards secured to underside of sloping rafters.

All other rooms have painted muselin ceiling secured to underside of sloping rafters and ceiling joists.

Doorways and Doors - Door frames are structural 3" x 6" members with applied stops and trim.

Doors are job made of various laminated plank design and in general, 6'-4" or 6'-6" high. Transom 14" high over entrance door at east elevation.

Trim - In general, wood trim is of soft wood of plain design except at entrance door to east room of central element where the trim at the inside is deeply moulded from 1" x 4".

Hardware - Various thumb latches, and rim locks. Pin hinges.

Prepared by

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February 1963

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Addendum to
Warner Ranch, Ranch House
San Felipe Road (State Highway S2)
Warner Springs vicinity
San Diego County
California

HABS No. CA-424

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PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

**Historic American Buildings Survey
National Park Service
Department of the Interior
San Francisco, California**

HISTORIC AMERICAN BUILDINGS SURVEY
WARNER RANCH, RANCH HOUSE

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This report is an addendum to a ten-page report previously transmitted to the Library of Congress.

Location: San Felipe Road, (State Highway S2), ½ mi. East of Highway 79
Warner Springs Vicinity
San Diego County, California
USGS Warner's Ranch 7.5' Quadrangle, Universal Transverse Mercator
Coordinates: 11.531220.3678020

Present Owner: Vista Irrigation District, Vista, California

Present Occupants: Unoccupied

Present Use: Unused

Significance: Warner's Ranch is a landmark in the history of the American West. It is strongly associated with important historical themes, including Mexican and American culture contact during the Mexican Republic; the frontier period in American westward migration, trade, and settlement; and the Gold Rush. The geographical importance of the area as an overland migration route during the 19th century and its excellent livestock pasturage were important elements in its development. American Jonathan Trumbull Warner, an early immigrant to Mexican California, originally occupied the valley in 1844 for the purpose of cattle ranching. He later built a trading post to take advantage of the overland migration trade resulting from the Gold Rush of 1848 through the early 1850s. The original portion of the existing Warner's Ranch House may be the remains of that trading post. The building later became a station for the Butterfield Overland mail and then a ranch headquarters for cattle production. It was directly associated with the success of two of the largest cattle ranching businesses in Southern California between the late 1880s and 1961. Warner's Ranch was recognized as a site of exceptional importance in American history in 1962, when the United States Department of the Interior, National Park Service identified it as a National Historic Landmark.

PART I. HISTORICAL INFORMATION

A. PHYSICAL HISTORY

1. Date of erection:

Details of the physical history of Warner's Ranch House, including the date of erection and original builder, are unclear. Over the decades, its history has been controversial. Researchers have disputed whether Warner or subsequent occupants of the site built the structure, and whether Warner may have built his 1849 trading post at another location. Archival and architectural research conducted within the limitations of this project support the interpretation that the original two-room portion of the ranch house was built by Juan José (Jonathan Trumbull) Warner between September 16 and November 28, 1849.

For years, some researchers contended that the original Butterfield station was located not at the Warner's Ranch House, but the nearby Wilson Kimball store. In 1961 historian William L. Wright presented evidence clearly indicating that although the Wilson Kimball structure was a stage stop, the original Butterfield station was at Warner's Ranch House. More recently, some historians have argued that J. J. Warner did not build the structure now identified as the Warner's Ranch House that is the subject of this study, arguing that Doña Vicenta Sepúlveda De Carrillo constructed it in 1857. During preparation of this HABS document, an article published in the *Journal of San Diego History* presented new evidence for this interpretation.¹ The key evidence is a plat map and fieldnotes for a survey of Rancho Valle de San José conducted in 1870 by Deputy Surveyor, William Reynolds.

Other documentary evidence, including descriptions of Warner's trading post recorded by Gold Rush emigrants, indicate Warner constructed the existing ranch house. It was burned during an Indian attack in 1851 and rebuilt by the Carrillo family in 1857-58. The building served as the Butterfield Stage Station from 1858-1861, and the Carrillos continued to occupy it until 1868. It then was abandoned and fell into ruin until the early 1890s, when it was rebuilt to its general present configuration to house ranch foremen for the Vail Ranch. It continued to be used as a ranch headquarters, bunkhouse, and storeroom until 1961. Since that time the structure has suffered significant physical deterioration from disuse and neglect.

2. Architect:

No architect is associated with this structure. As with many folk vernacular structures, prevailing technology and local custom probably dictated the style, method of construction, room placement and orientation of the structure.

3. Original and subsequent owners:

Available historic documentation does not support a complete statement of original ownership. As reflected and discussed in the accompanying narrative, it is unclear whether Juan José (Jonathan Trumbull) Warner constructed the adobe ranch house in 1849 or Doña Vicenta Sepúlveda de Carrillo did so in 1857. If, as is proposed in the present study, Warner built the adobe in 1849, then it burned in 1851 and was rebuilt in 1857 by Carrillo. A series of

land cases between 1854 and 1857 resulted in Warner losing title of the land to Silvestre de la Portilla, who deeded it to Doña Vicenta Sepúlveda de Carrillo in 1858. In 1861, John Rains foreclosed a mortgage on the property and assumed ownership.

During the late 1860s and early 1870s Warner's Ranch became divided among several individuals. An 1872 report claimed the ranch contained 26,608 acres. Owners included Thomas Sanchez, 1,000; J.G. Downey 4,439; Olivera 4,439; Lewis Phillips 4,439, Prudent Beaudry 4,439, unknown 7,873. By 1875 Downey and Phillips had gained complete control of Ranchos San José Del Valle and Valle de San José. By the end of the decade Downey, a former Governor of California owned both tracts.

Between 1900 and 1920, ownership of Warner's Ranch changed several times. It finally came under the control of the San Diego County Water Company that built Henshaw Dam across the outlet of the San Luis Rey River near the southwestern corner of the valley in 1922. Later, control of the property was transferred to the Vista Irrigation District.

4. Builder, contractor, suppliers:

Whether Juan José (Jonathan Trumbull) Warner constructed the adobe ranch house in 1849 or Doña Vicenta Sepúlveda de Carrillo did so in 1857, the construction of the building would have been similar. Typically, local Native American laborers built adobe structures with thatched roofs. Supplies for the construction would have been found in the vicinity's woods and grounds. Any supplies not found locally, such as hardware, could have been acquired from San Diego or from travelers passing through the area.

5. Original plans and construction:

From both the historical and physical evidence of the adobe ranch house, a fairly clear construction history can be interpreted. The original structure, of which portions are still extant, was a two room structure (see conjectural drawing on page 73). The adobe walls are two block wythes wide. The rooms were placed east to west, next to each other. The western room was the larger of the two and used as the central living area. The eastern room was used for storage and/or sleeping. A doorway centered in the common wall connected the rooms. Each room had at least one door directly to the exterior, which was centered in the east facade and adjacent to the fireplace in the west facade. The common wall between the rooms is judged to be part of the original construction, because the adobe blocks are arranged to interconnect with the sidewalls and therefore less prone to separation due to uneven foundation settlement. Further distinctions in the ceiling and roof framing support the assumption of the two center rooms being the extent of the original structure. Unlike other portions of the residence, the center two rooms have a unique ceiling joist structure of large diameter poles with wide wood planking that bear on the interior wythe of adobe block. Roof beams in the eastern room of the two-room central wing show extensive charring indicating they have been burned, which may reflect damage from the Indian attack of 1851. The average wall thickness in the two-room section is 22". This conforms to Mexican period building practices.

The construction style, materials, and dimensions of the two-room section appear consistent with other Mexican period adobe residential structures in the area. The original section

measures approximately 20' by 50'. The floor plan is typical of for Mexican period adobe dwellings. The original adobe house at Rancho Peñasquitos is a two-room rectangular building with an exterior ramada similar in size to the central wing of the Warner's Ranch.² The restored Machado Stewart house in Old Town, San Diego, originally built in the 1820s, is another two-room Mexican period adobe of similar dimensions.

6. Alterations and additions:

North addition:

Walls:

The north and south three-room additions are pulling away from the central two-room core of the building, due to differential foundation settlement. From the cracks and from the exterior east wall it is evident that the adobe walls of the north addition were not laid in an interlocking pattern, as would have been the building practice if these walls were contemporary with the original center two rooms. This indicates that the section was built first and the north addition added after. Wall thicknesses in this section are also approximately 22", conforming to Mexican vernacular architectural tradition. Since the north addition's walls are consistent with the same architectural tradition, and since the tax assessor heavily increased the value of the property during 1858-1862, evidence suggests the walls of the north addition date from the Carrillo family's occupation of the structure from 1857-58 to 1868. In all likelihood, a second fireplace was built in the west wall of the northwest room with this addition. This room may have had exterior access and served as an office for the stagecoach service and it may have been separated from the residence. In addition, the east wall of the northern wing shows evidence of having fallen into ruin and being rebuilt at least once. This appears consistent with the second period of abandonment of the residence in the late 1870s (see conjectural drawing on page 74).

Roof:

The roof-framing members over the north side's three rooms are similar to those over the center two rooms, though of smaller dimensions. Roof framing members are markedly different on the south addition, supporting the hypothesis that the central and north additions' roof framing may date from the Carrillo family's occupation of the structure from 1857-58 to 1868. A traveler's notation in 1858 of a "shingle roof" on the structure reflects a marked improvement over the formerly thatched roof.³

South addition:

Walls:

The south wing is constructed of adobe interior walls with an average thickness of about 12". Portions of the south wall of this wing consist of wood framed walls with a board and board covering. The construction method is highly unusual and not very sophisticated or sturdy. However, these construction methods conform to vernacular architectural styles used by Anglo-American builders in California after 1850. This physical evidence also coincides with the historical evidence of the ranch being operated by the Vail Ranch commencing in 1888 (see conjectural drawing on page 75).

Roof:

The roof framing on the south addition is constructed of unpeeled poles and a skip roof sheathing spacing that is different from other sections of the building. The poles appear to be simply wood found in the local area with no attempt to dress the wood, used as they were found. This is a less sophisticated construction method, similar in many respects to the wood walls.

Other additions no longer extant:

A series of additions can be seen in historical photos. One of the earliest photos shows a wooden lean-to structure on the west elevation covering the existing west doorway from the living area to the southwest corner bedroom (see circa 1894 photograph on page 77). The addition has a door and two double-hung windows with shutters. Another addition was a wood framed shed-roofed one-room addition in line with the northwest corner room (see photograph on page 77 and 1930s view of west side in HABS photograph CA-424-35).

B: HISTORICAL CONTEXT

Warner's Ranch House is located in the broad, relatively flat San José Valley (Valle de San José) which is situated in the mountains in the northeastern portion of San Diego County. During the 1830s and 1840s two Mexican-period land grants covered the area. Rancho Valle de San José included the southern half of the valley and Rancho San José del Valle encompassed the northern section. Since the late 1840s the area has been commonly known as Warner's Ranch after Jonathan Trumbull Warner, who owned both ranchos and lived in the valley during the 1840s and early 1850s when it was an important camping stop on the Gila Overland Trail to California.

The history of San José Valley has been strongly affected by its unique geographical location at the intersection of natural corridors that transect the Peninsular Range from the desert to the coast providing easy access to San Diego or Los Angeles. During the mid-19th century, the area became an important route for overland migrations. This established it as a place of significance in the history of southern California.

The valley is approximately nine miles north/south by eleven miles east/west and contains approximately 45,000 acres. Mountains ranging in height from 4,500 to almost 7,000' above mean sea level (AMSL) are located to the north and south. These mountains blocked access to westward travelers wishing to cross from the Colorado Desert to the California coast; the broad San José Valley floor provided a gateway through this mountain barrier. From an elevation of approximately 2,600' AMSL on the desert floor at present-day Scissors Crossing the terrain gradually rises for a length of about eleven miles through the San Felipe Valley (also known as Warner's Pass) until the San José Valley is reached at 3,400' AMSL. The entrance to the valley at this point is known as Cañada Buena Vista and consists of a westward trending corridor between low rolling hills along Buena Vista Creek. At the north end of the valley a natural passage known as Puerta La Cruz leads into Cañada Aguanga which gradually descends through the mountains for approximately 35 miles until the Temecula Valley is reached at an elevation of 1,000' AMSL. From there, early travelers found easy passages through the foothills to Los Angeles. Near the valley's southwest corner the San Luis Rey River exits through Cañada de Pala and can be followed

to Pala, Mission San Luis Rey, and on to the coast at present-day Oceanside. An additional natural passage at La Carrisal on the south side of San José Valley runs for approximately seven miles to Santa Ysabel situated at approximately 3,000' AMSL. From there, trails led westward through a series of mountain valleys gradually descending via present-day Witch Creek, and Ramona to the El Cajon and San Pasqual valleys and into San Diego.⁴ The San José Valley, became an important corridor for overland migration and a crossroads for traffic between Los Angeles or San Diego and the Colorado Desert. In addition, the well-watered valley is excellent grazing land for cattle and sheep, for which the area has been used for 170 years.

San José Valley was discovered by Spanish pioneers in 1795 during an exploratory expedition conducted by Father Juan Mariner of San Diego Mission and Captain Juan Pablo Grijalva of the San Diego Presidio. They named the place El Valle de San José and recorded ten Indian villages as well as the hot springs at Agua Caliente.⁵ By the 1820s San Diego and San Luis Rey missions used the valley to graze cattle and sheep.⁶

During the 1820s, explorations established San José Valley as a gateway through the mountains for an Overland Trail to Sonora and the Mexican interior. In 1825 Alférez Santiago Argüello, in pursuit of Indian horse thieves, discovered the pass leading from Valle de San José to the desert via the San Felipe Valley. Further exploration by José Romero, captain of the Tucson Presidio, and Lt. of Engineers Romualdo Pacheco established the trail via the San José Valley through Santa Ysabel and to San Diego as the official route for overland travel from Sonora to California. An alternative route for travelers wishing to bypass San Diego and reach the coast at a more northerly point led from el Valle de San José through Puerta La Cruz, Cañada Aguanga, and Temecula to San Gabriel and Los Angeles. This would become the main branch of the Overland Trail 20 years later.⁷

Despite the route's establishment, travel between California and Sonora remained infrequent through the 1820s. During the early 1830s, the Sonora trail became the path of overland traders. In 1832, a party headed by American traders David E. Jackson and Ewing Young left from Santa Fe, New Mexico and followed the old Anza Trail along the Gila River through present-day central Arizona to its junction with the Colorado River. They then crossed the desert along the route established by Romero and Pacheco to the San José Valley from where they continued to Los Angeles. As a member of this expedition Jonathan Trumbull Warner first crossed the valley that would later commonly be known as his ranch. Jackson returned by the same route with 600 mules and 100 horses. Traffic over the route seems to have increased during the 1830s and 1840s as livestock traders from Sonora and New Mexico journeyed to California.⁸

Beginning in the mid-1830s, the valley came under control of private individuals. Silvestre de la Portilla received a grant for the southern part of the valley consisting of approximately 17,634 acres called Rancho Valle de San José. In 1840 José Antonio Pico received a grant for the northern half of the valley including the area around present-day Warner's Hot Springs known as Rancho San José Del Valle. Both tracts had been abandoned by 1844, when they were granted to Juan José Warner.⁹

A native of Connecticut, Jonathan Trumbull Warner journeyed west to Saint Louis in 1830 and became a clerk on a trading expedition to Santa Fe, New Mexico for the famous mountain man Jedediah Smith. As noted, Warner then continued westward with the Jackson-Young Party, arriving in California in March 1832. He remained in California, settling in Los Angeles. In 1836

Jonathan Warner returned to "the states" where he delivered a lecture on the Far West in Rochester, New York, advocating American acquisition of California and construction of a transcontinental railroad. Later that year he returned to Los Angeles and married Anita Gale, daughter of American sea captain William Gale. The mother of Pio and Andres Pico had raised Anita. Her father had left her with the Pico family, since he was unable to care for her. By 1844 Warner was a naturalized Mexican citizen and had assumed the name Juan José Warner.¹⁰

In August 1844 Juan José Warner petitioned governor Manuel Micheltorena for the tract of land known as el Valle de San José. The request included the entire valley, which he described as vacant and "surrounded by the mountains with entrances from San Felipe on the east, from Temecula on the north, from Pala on the west and from Santa Ysabel on the south."¹¹ The governor granted his request on November 28, 1844.¹² Warner moved into the valley during the winter of 1844 to 1845 and lived with his family in an adobe house in the Indian village of Cupa at the Agua Caliente Hot Springs.¹³

By receiving the land grant Warner became part of the *ranchero* aristocracy that had developed in California since the mid-1830s. Civilian agitation resulted in the Mexican government's secularization of the California missions by 1835. Following secularization, former mission lands throughout the province became the property of a small *ranchero* aristocracy that controlled large estates of grazing land consisting of thousands of acres each. Ranches were several miles from each other and depended upon a small number of coastal pueblos that served as ports, markets, towns, and social centers.¹⁴ By 1846, thirty ranchos had been granted in San Diego County, which were served by the small pueblo of San Diego.¹⁵

The Mexican *rancheros* established a society based on the one they had known in the colonial period, when Spaniards used various methods of land allotment, combined with an Indian labor force. These were known as *encomienda*, *repartimiento*, and *hacienda*. Although used in different geographical regions and at different periods in colonial development, all three systems were based on large tracts of land, an Indian labor force, and agricultural production, usually involving a single cash product.¹⁶ The system was patriarchal, with the male landowner exerting control over his lands, family, and Indian work force.¹⁷ In Mexican California ranchos, the patriarchal *ranchero* family usually controlled large tracts of land and numerous Indian servants.¹⁸ Accordingly, Warner's work force consisted mainly of the local Cupeño Indians. Four personal servants had been purchased from a tribe on the Colorado River.¹⁹

The chief economic activity during the period consisted of exporting hides and tallow. Mexican independence in 1821 opened California ports to foreign trade and coincided with the expansion of the American shoe industry. Suddenly cow hides, one of the few items California produced in abundance that could withstand the long transportation by ship to market, were in great demand.²⁰ By the late 1820s, cattle were raised expressly for their hides and tallow, and approximately 40,000 were exported annually.²¹ English and Boston ships carried an estimated 6,000,000 hides and 7,000 tons of tallow out of California between 1826 and 1848.²²

Mexican Californios put little emphasis on improving their surroundings, allowing cattle and horses to roam freely over open ranges, feeding and reproducing naturally. Cultivation amounted to planting only enough food for the small population; grain and other produce for export or

livestock feed was not grown and manufacturing was almost nonexistent.²³ Warner grazed herds of cattle, horses, and some sheep in the valley and grew corn and beans on a small plot of land near the hot springs.²⁴

Beginning with the Mexican-American War of 1846-1848, and until the completion of the Southern Pacific and Santa Fe railroads in the mid-1880s, San José Valley was part of a major corridor for overland migration and communication along the Gila River route to California. The movement began with military expeditions. Following earlier trails established by Spanish and Mexican explorers and Santa Fe traders, invading American armies marching to California established the Overland Trail through Arizona along the Gila River to where it joined the Colorado River at present-day Yuma, Arizona.²⁵ From the junction of the Gila and Colorado the trail followed the already well-established route across the Colorado Desert and northward along the east side of the Peninsular Range through the San Felipe Valley, Warner's Pass, and San José Valley. The trail to San Diego forked off at this point running through Santa Ysabel, while the main road continued northward to Temecula and Los Angeles.²⁶ General Stephen W. Kearney's Army of the West passed through the valley in early December 1846 followed by General George Cook's Mormon Battalion in January 1847.

The Mormon Battalion's mission was to open a wagon road to California. The widening and leveling of the original trail so wagons could pass made possible the incredible overland migration that would occur in less than a decade.²⁷ Lt. Emory, with the Army of the West, wrote the following passages while marching from San Felipe to Warner's Ranch at the hot springs on December 2 and 3, 1846. They provide a candid glimpse of the valley and its occupants.

We commenced to ascend another divide and as we approached the summit the narrow valley leading to it was covered with timber and long grass. On both sides the evergreen oak grew luxuriantly, and, for the first time since leaving the States we saw what would even there be called large trees. Emerging from these we saw in the distance the beautiful valley of Agua Caliente, waving with yellow grass, where we expected to find the rancheria owned by an American named Warner.

The rancheria was in charge of a young fellow from New Hampshire named Marshall. We ascertained from him that his employer was a prisoner to the Americans in San Diego, that the Mexicans were still in possession of the whole country . . . that we were in the heart of the enemy's stronghold, . . . and that we were now in possession of the great pass to Sonora.

To appease hunger, however, was the first consideration. Seven of my men eat, at one single meal, a fat full grown sheep. Our camp was pitched on the road to the Pueblo [Los Angeles], leading a little north of west. To the south down the valley of the Agua Caliente, lay the road to San Diego. Above us [at the hot springs Indian village] was Mr. Warner's backwoods, American looking houses, built of adobe and covered with a thatched roof. Around were the thatched huts of the more than half naked Indians.²⁸

From this passage it is clear that Warner was living at the Indian village at Agua Caliente hot springs in an adobe house surrounded by the thatched huts of the natives. The fork in the road to San Diego where he soon built the original portion of the existing Warner's Ranch House lay to the south.²⁹

Within three years Warner moved to the fork in the road and built an adobe house and trading post to take advantage of the commercial opportunities resulting from the massive overland migration to the northern California gold fields. On January 24, 1848, nine days before the Treaty of Guadalupe Hidalgo ceded the present southwestern United States and ended the Mexican War, gold was discovered at Sutter's Mill in northern California, launching the California Gold Rush.

Within a year 80,000 people had traveled to California from around the world.³⁰ Thousands of gold rush emigrants from the U.S. and Mexico used the Gila River Overland Trail. Exact numbers are unknown. Some sources claim that between 6,000 and 10,000 Sonorans from Mexico followed the route during 1849 and 1850. Traveling in family groups, many of the Mexicans migrated to the Northern California gold fields each spring and returned to Sonora in the fall.³¹ Another source says that over 12,000 argonauts followed the route in 1849.³² Dr. A. L. Lincoln, who had established a ferry to cross the Colorado River at its junction with the Gila, claimed that in three months during 1850 he had crossed over 20,000 people.³³ This would have averaged over 200 a day.

San José Valley, by this time more commonly known as "Warner's" or "Warner's Ranch," was the first well-watered camping spot that the emigrants reached after weeks of crossing desert sands covered with cactus and creosote, when both livestock and travelers needed rest and refurbishment. The area provided abundant pasturage. Many camped in the southern portion of the valley to let their livestock graze and regain strength while they attempted to restock badly depleted supplies. By that time the Overland Trail through the San José Valley had been changed and bypassed the Agua Caliente Indian village where Warner was living when Kearney camped there in 1846. Instead it crossed directly from the western end of Cañada Buena Vista to the entrance of Cañada Aguanga at Puerta La Cruz.³⁴

Additionally, William Marshall, who had been foreman of the ranch when Kearney passed, had now married a Cupeño Indian woman and ran his own store at Agua Caliente. In order to better compete against Marshall and maximize the commercial opportunity the emigrants' needs presented, Warner established a trading post on the main Overland Trail. He located his home and store near the western end of Cañada Buena Vista precisely at the point where the San Diego road branched off from the main route.³⁵ The trading post carried flour, liquor, arms and ammunition, and other supplies. Warner brought cattle from the Santa Margarita Rancho, which belonged to his wife's stepbrother Pio Pico, near present-day Oceanside, in order to provide fresh beef.³⁶ Overland journals indicate Warner built the trading post sometime between September and November of 1849. When the parties of William H. Chamberlain, L. N. Weed, and a group of unidentified travelers interviewed by Cave J. Coats passed through the valley on August 18, September 9, and September 16 of that year, no structures existed at the fork in the road leading to San Diego.³⁷ By November 28, 1849, however, he had completed the building and was open for business when Lorenzo Aldrich stopped there, noting in his journal that "Provisions could be obtained at high rates."³⁸

Another traveler who felt Warner's prices were high was Cornelius C. Cox who noted on December 28, 1849:

Arrived at Warner's Ranch and finding good grass, lay by one day. The road here forks, one leading to San Diego, the other to Los Angeles. Warner has established a grocery and butchery for the accommodation of the emigrants - and this being the first place at which supplies can be obtained, the emigrant has been subjected to the severest extortion³⁹

The trading post consisted of a rectangular adobe building with a thatched roof divided into two rooms. A thatched ramada (described as a shed by Benjamin Hays in 1850) on the front covered an exterior patio and work area. When Benjamin Hays visited the building in December 1850 he saw several partially cured hides pinned down in front of the patio. Freshly butchered beef hung on a pole in the shade under the ramada near the building's front door.⁴⁰ Additional outbuildings were

located around the structure but details of their function and location have not been recorded. According to the 1850 census the house and store were occupied by Warner, his wife and three children and several hired help including Joseph Manning, an overseer from Missouri, laborers José Urbano de Jesus, Francisco Verdugo, and Ignacio Chapa, and three male and three female Indians.⁴¹ The number of hired help as well as resident Indians, who were probably additional hired laborers or servants, also suggest outbuildings existed for their quarters which passing immigrants failed to note.

In December 1850, Benjamin Hays arrived at Warner's, recording over a period of several days what is probably the most detailed account of the valley and trading post made by any Gold Rush immigrant. On January 13 he noted that other Forty Niners camped in the valley:

have obtained good beef and salt - nothing else to be had they say. Some have been over to the Indian rancheria Agua Caliente getting flour at \$2.00 per almud from the store kept there [the trading post at the hot springs run by Marshall]. Warner's beef is disappearing by wholesale.⁴²

The following day he went to the trading post at the fork in the road and saw Warner "A tall man-dressed a'la California - short blue jacket, trousers broad at the bottom of the legs - half Californian, half sailor I thought." When they entered Jonathan Warner was seated at breakfast:

which probably had put him in his best humor. Quite talkative: said he would let us have milk tomorrow morning; and at some inconvenience to himself, sugar and salt. He examined Major Shepherds gun and offered to mend it. His reception was very courteous: we formed a favorable impression of him.⁴³

Warner commented that he had no more cattle "fit to be slaughtered" and could not go himself to Santa Margarita, for cattle as his "whites" were not yet "Californized" enough for California labor. He offered:

to guarantee any man \$100 per thousand, who will stop and cut lumber! His house is upon one of the beautiful, high rolling hills, without other vegetation than bunch grass. . . . It is precisely at the point where the old main road branches, one fork to the town of San Diego, the other to Los Angeles - convenient for the supply of emigrants.⁴⁴

Warner said that he would find something to trade with the emigrants as fast as they arrived. "None shall starve. Several sold their pistols to him for food, some of whom started with plenty of money." On January 17 Hays and his companions dined with Warner eating soup, corned beef, pumpkins, coffee with milk, and dried grapes. Two days later, both Marshall and Warner purchased some immigrant wagons. As a comment on the variety of items the desperate argonauts traded for supplies Hays noted: "In fact Warner's house is a perfect bazaar of emigration - almost every species of mechanics tools - and an armory in the way of everything except 24 pounders."⁴⁵

The overland immigrant trade began to make Warner quite prosperous. Research by historian Linda Roth concluded that in 1850 he was one of the wealthiest landowners in San Diego County. In early 1851, the county tax assessor valued Warner's Ranch at over \$30,000. This made him the second wealthiest man in the county, surpassed only by Pio Pico's Santa Margarita Rancho valued at \$84,990. Since Warner's beef came from Santa Margarita the immigrant trade undoubtedly made a substantial contribution to Pico's affluence. Warner's assessment included:⁴⁶

Rancho containing 10 leagues	\$30,000
Houses and Improvements	\$500
35 team horses at \$30	\$1,050
193 mares and colts at \$7	\$1,351
5-1/2 yoke of oxen at \$50	\$275
20 milch cows at \$20	\$400
160 wild cattle at \$8	\$1,280
75 sheep at \$3	\$225
7 hogs at \$8	\$56
Farming utensils	\$200
Total	\$35,337

Warner's prosperous trading post would come to an abrupt end as a result of an Indian uprising. Beginning in November 1851 and continuing through mid-January of the following year, Antonio Gara, chief of the village at Agua Caliente Hot Springs, organized local tribes in an unsuccessful revolt to oust American settlers from the land.⁴⁷ On the night of November 21, 1851 Gara's followers at Agua Caliente murdered four Americans who had gone to the Hot Springs to rest. Early the next morning they attacked Warner's trading post.⁴⁸ The Pueblo of San Diego was alerted on the morning of November 27, when the *San Diego Herald* reported:

Our city was thrown into a high state of excitement, on Sunday afternoon last, by the arrival of an express from Agua Caliente, the residence of Hon. J. Warner, State Senator, conveying the intelligence that Indians, who are numerous in that vicinity, had risen and attacked his ranch, destroying all his household property, and running away his stock, consisting of large and valuable bands of cattle and horses.⁴⁹

Rumors of an uprising had been prevalent for weeks and on the 20th a "friendly Indian" had warned Mrs. Warner that members of his village intended to attack their residence and store. Warner sent his wife and children to San Diego and began to "place his house in a state of defense." The cattle were corralled and four horses saddled and tied next to the door. At approximately 2:00 a.m. on November 22, an estimated 100 Indians surrounded the house and drove off the cattle. Warner and two "employees" opened fire. Four natives and one of Warner's party were killed. Warner and the remaining survivor fled on horseback. The Indians "rifled" the house of everything it contained.⁵⁰ They then set it on fire. Warner managed to run off his herd of brood mares before the natives could capture them. However, he lost everything in the house and an estimated 400 cattle.⁵¹ By January the rebellion had been put down and the instigators arrested. Antonio Gara (Warner's former overseer at the hot springs), William Marshall, accused of conspiring with Gara, and several others were executed the following December.⁵²

Juan José Warner never returned to live permanently at the ranch. His family remained in San Diego. Warner had been elected to the State Senate and spent most of his time in Sacramento and San Francisco.⁵³ In addition he served on the San Diego County Board of Supervisors. During his tenure as Supervisor of Highways in 1853 the Overland Trail from San José Valley to Yuma was declared a public road. He returned to San Francisco to resume duties in the State Senate in June 1853, where he remained for 18 months. In 1855 the family moved to Los Angeles.⁵⁴

In February 1852 Russell Sacket passed through Warner's Ranch and saw the former trading post and store "destroyed and in ruins, and not occupied."⁵⁵ The following year other visitors noted the abandoned ruins of Warner's former store. During the early 1850s the United States government commissioned several railroad surveys in order to find suitable passes through the California mountains from the desert to the Coast. An expedition led by Lt. R. S. Williamson examined the Gila trail through Warner's pass and San José Valley. On December 17, 1853 Lt. Williamson passed through the valley and reported: "We descended the western side of the mountain and passed the ruins of Warner's adobe house, but instead of turning north to our former encampment in the valley, turned off to the south on the road to Santa Isabel."⁵⁶

On another trip along the immigrant trail a member of Williamson's expedition noted: "We passed the ruins of Warner's adobe house, which it is said was burned by the Indians, and soon reached the camp of the main party."⁵⁷ The Overland Trail through the valley continued to be an important corridor. In the mid-1850s it became the route for transporting thousands of sheep and cattle into California.⁵⁸

By the end of the decade, as California became a territory and soon a state, Warner lost all title to the valley that still bears his name. The ruins of his home and trading post at the fork in the Overland Trail were replaced as a ranch house and stage station. His fate was similar to that of many of his adopted Californio countrymen.

The conquest of the Southwest by the United States represented more than a mere transfer of territory. As a consequence of the changes, an aggressive capitalistic society replaced feudalistic Mexican society.⁵⁹ Social, political, and economic factors combined so that most Mexican rancheros and their descendants lost their large ranches. Land policies of the State of California that favored Midwest and Eastern settlement patterns consisting of small farms became the most significant of these factors. The pressures of new arrivals affected application of the state's land policy; Yankee immigrants could not accept the fact that some 13,000,000 acres of the best land in California were controlled by a few hundred Mexican ranchos.⁶⁰

The Land Act of 1851 required an investigation into the legitimacy of all land claimed under Mexican period grants. Rather than a quick or efficient process, the law was written and executed so that the ordeal of investigation and confirmation took decades. Until the grant had been confirmed, claimants could not sell any part of their land, forcing many ranchers to borrow money and mortgage their property to cover court costs.⁶¹

During the early years of the 1850s, in spite of the legal hardships, rancheros in Southern California did not fare badly. The lack of mineral wealth and water in the region deterred prospective miners and farmers from the area, while the increase in population in the north sent beef prices soaring, so that during the first half of the decade the southern rancheros were actually prospering.⁶² However, the boom lasted only a few years; by 1855 livestock prices plummeted as a result of sheep and cattle herds from Arizona and New Mexico that were being driven to Northern California. Declining prices, combined with a flood in the winter of 1861-62 that drowned thousands of cattle, and a drought from 1863 to 1865 that killed even more, resulted in a general devastation of the Southern California cattle industry.⁶³

The thriftiest of businessmen would have been hard-pressed under such circumstances. For the Mexican Californios, who were unfamiliar with American capitalistic business practices and traditionally followed a value system that emphasized spending over savings or reinvestment, the results were disastrous. With the high rise in cattle prices during the early 1850s, the rancheros had sold most of their livestock. Few had bothered to restock their ranges or develop alternative sources of revenue. The majority simply spent their cash and then mortgaged their land on an ill-placed faith in the future.⁶⁴ When the price of beef fell in 1855 most of the southern California rancheros were already in debt. The successive years of flood and drought finished off the remaining small herds of livestock. Soon mortgages and taxes, and an inability to sell portions of their holdings to raise cash, due to ongoing litigations resulting from the Land Act of 1851, forced many Californio land holders to relinquish their property.⁶⁵ J.J. Warner found himself suffering the same fate as his adopted Californio countrymen and lost his holdings as a result of debt and what appear to be unsound court decisions, in spite of having been an American who achieved some success in state and local politics. Left financially stressed after the loss of his trading post and livestock in 1851, the drop in cattle prices made it as difficult for him to regain a financial footing as native Californios.

During the mid-1850s, Warner mortgaged Rancho Valle de San José to American speculators. On November 11, 1854 he signed a note for \$11,000 dollars payable in one year with interest at three percent per month, which if not paid would be added to the principal and draw interest. Warner failed to pay anything for almost two years so that by September 1856 he owed 21,709 dollars. The mortgage was foreclosed and a tract of 7,500 acres located in the southwestern portion of the valley sold at auction on December 23 1859.⁶⁶ In the meantime, on the 29th of November 1858 Warner incurred a second debt to cattle baron John Rains for \$1,800, payable in one year with monthly interest at one and one half percent.⁶⁷ Rains already had livestock in the valley. In 1854 he was assessed for the following property on "Warner's Ranch."⁶⁸

100 cows at \$10 per head	\$1,000
4 mules at \$25	\$100
1 wagon at \$75	\$75
TOTAL	\$1,175.00

In 1860 Rains had 100 wild horses in the valley.⁶⁹

Warner still retained some livestock on the ranch during this period and spent time there. He had been in the valley for eight months when, in 1856, the county tax assessor recorded the following personal property owned him by at Rancho Valle de San José:⁷⁰

Improvements	\$50.00
Mares and Colts	75 no value given
Horses	5 no value given
Wild Mules	4 no value given
Gentle Mules	1 no value given

In 1858 Warner removed his remaining stock from the ranch and resided with his family in Los Angeles.

Convoluting decisions in the land courts combined with the mortgage to John Rains soon took Rancho Valle de San José from Warner. One of the original Mexican grantees, Silvestre de la Portilla, who had abandoned the Rancho in the 1840s, made a claim before the U.S. Land Commission contending prior ownership and contesting Warner's right to Rancho El Valle de San José in the southern portion of the valley. The Land Commission rejected Portilla's claim and confirmed Warner's in 1854. In 1856 the District Court reviewed both claims and upheld Warner's title. Then on February 23, 1857 the court surprisingly and without explanation, reversed the previous decision of the Land Commission and itself, by granting four leagues of the Rancho Valle de San José to Portilla. The land included the southern portion of the valley including the ruins of Warner's trading post at the mouth of Buena Vista Canyon. Warner's remaining portion of the valley was redesignated Rancho San José Del Valle.⁷¹ On November 6, 1858 Portilla deeded Rancho El Valle de San José to Vicenta Sepúlveda de Carrillo.⁷² Portilla had been residing on the property prior to the sale.⁷³

It is not clear if the Carrillos rebuilt and occupied Warner's old home and trading post at the fork in the Overland Trail or constructed a new adobe dwelling nearby, which is the adobe currently known as Warner's Ranch House and the subject of this study. An 1870 plat map shows the Carrillo house at the location of the existing Warner's Ranch adobe. Fieldnotes for this survey claim it was built in 1857. The same map shows what are described as the ruins of Warner's home that was destroyed by the Indians in 1851 on a high bluff to the north of the Carrillo house.⁷⁴ Apparent discrepancies among accounts and surveyors' notes leave the question unanswered.

Descriptions of Warner's trading post by overland travelers during the Gold Rush clearly place it at the fork in the trail where the present Warner's Ranch house is located, rather than on a bluff along the northern edge of Buena Vista Canyon where it is shown on the 1870 plat map. In spite of the 1870 survey map, there is strong evidence to suggest that the original two-room core of the existing Warner's Ranch House could be the trading post built by Warner. At this time the issue remains unresolved. This narrative will conclude with a review of documentary and physical evidence for both interpretations.

In 1861 John Rains foreclosed mortgages he held on both Warner's and the Carrillos' property in the San José Valley and controlled the majority of area by the end of the year.⁷⁵ With this act Warner's legal involvement with the valley ended.

From 1857 to 1861 the Gila trail was used by the overland mail service. First carried by the San Antonio and San Diego Mail Line (July 1857 through August 1858), and then the Butterfield Overland Mail Company (September 1858 through June 1861), establishment of the overland mail constituted the first communications and transportation link across the continental United States. In the mid-1850s, creation of a transcontinental overland mail service became a priority of Congress. With such a large population now residing in California as a result of the Gold Rush, the long delays of several months to send mail by sea routes were unacceptable. During 1856 four overland mail bills were submitted, and on August 18, Congress passed an amendment to the Post Office bill authorizing establishment of an overland mail route between the Mississippi River and San Francisco. It also authorized the Postmaster General to immediately initiate an interim service to provide east-west mail connections until the route between the Mississippi and San Francisco

could be established. A contract for the interim service was awarded to James Birch who formed the San Antonio and San Diego Mail Line. The first eastbound mail left San Diego on August 9, 1857 and followed the wagon road via Santa Ysabel, Warner's Ranch and San Felipe. The same route was followed into San Diego by the first westbound mail that had left San Antonio on July 9 and arrived in San Diego on August 11 after a trip of 34 days.⁷⁶

On July 7, 1857 the Postmaster General awarded the contract to provide overland mail service between San Francisco and the Mississippi to a combine headed by John Butterfield of New York. This group collectively controlled the most powerful express companies on the East Coast. The San Antonio to San Diego line continued to operate through August 1858 while the Butterfield Company established a 2,800-mile stage route from Tipton, Missouri to San Francisco. Trains carried the mail between the railhead at Tipton and the Mississippi River. Most of the route followed the Gila Overland Trail through the desert wilderness of the Southwest. The tasks included building and stocking 139 stations, along with associated corrals, wells and cisterns. They assembled 1,200 horses, 600 mules, and 100 coaches. The company hired 750 employees to run the stations.⁷⁷

Butterfield Stages were expected to complete a one-way trip between the two terminuses in 25 days. The first stage left Tipton on September 16, 1858. The route now passed through Warner's Ranch and Temecula to Los Angeles rather than taking the Santa Ysabel cutoff to San Diego. Stations in present-day San Diego County included Carrizo Springs, Vallecito, San Felipe, Warner's, and Oak Grove.⁷⁸ Warner's functioned as a changing or "swing" station to replace worn out teams with fresh horses, not as a meal stop. The first westbound Butterfield stage completed the journey in 24 days, arriving at Warner's on October 6, 1858.⁷⁹ After crossing the desert, the only through passenger on this trip, Waterman L. Ormsby, special correspondent for the *New York Herald*, recorded a similar favorable response to the San José Valley, as had the Gold Rush argonauts of a decade before:

Warner's ranch is a comfortable house situated in the valley, in the midst of a beautiful meadow, and with its shingled roof looked more like civilization than anything I had seen for many days. There were hundreds of cattle grazing on the plain, and everything looked as comfortable as every natural advantage could secure.⁸⁰

Historian William Wright presented evidence in his 1961 study to indicate that during the entire Butterfield operation the Overland Mail Company leased the Warner's Ranch House, now occupied by the Carrillo family, as the "home-owned" Butterfield Station on Warner's Ranch. Wright's main evidence for this includes:

1. The official distances on the Overland Mail Company schedules from Warner's to Oak Grove and San Felipe which correspond with the distances of the existing Warner's Ranch House to these locations.
2. Waterman L. Ormsby's description, when he stopped at Warner's in 1858.
3. County tax records that indicate that Carrillo's ranch reached its peak development in the Butterfield years. "Its Improvements had been valued at \$50.00 under Warner and zero under Portilla . . . But in 1858 Vicenta Carrillo was charged with \$800 in improvements and

in the peak Butterfield years of 1859-60-61 they were assessed at \$1,000. In 1862 the values slumped to \$500."⁸¹

The house did not resemble its present appearance. Physical evidence discussed in detail in the architectural assessment indicates that the Carrillos added the northern portion of the house to the original two-room rectangular core that may have been built by Warner. Other outbuildings must also have existed to house employees as well as the livestock, hay, grain, and other supplies of the Overland Mail Company. The ruined adobe walls in the western half of the large barn that presently stands to the east of the Warner's Ranch House may be remnants of the Butterfield stage station corral. These walls obviously pre-date construction of the barn that has been imposed upon them. They conform to similar style corrals documented at other Butterfield stage stations directly to the east of Warner's in the Colorado Desert and in Arizona by Roscoe and Margaret Conkling who completed an extensive study of all the Butterfield stations in the mid-1930s.⁸² Some examples from other stations include:

Pilot Knob: "The station comprised a group of stone buildings with a corral located close to the bank of the river" (p. 215).

Cooks Well: ". . . a four room mud roofed adobe building with a lean to kitchen standing on the north side of the road. The corral, a brush enclosure, stood on the south side of the road opposite the station" (p. 217).

Gardener's Wells: ". . . a large adobe mud roofed building containing four, 12 by 14 foot rooms, separated by two open halls. A thatched roof portico extended around the building on two sides" (p. 221). An adobe walled corral measuring approximately 26 by 36' was located on the north side of the road (Plate 66).

Halls Well: "The station is reported to have comprised an adobe building with a corral attached" (p. 226).

Carrizo Creek: "The station quarters comprised a large adobe building, approximately 48' square and probably contained four rooms with an open hall between. The adobe walled corral adjoining was approximately 60 by 50'" (p. 227).

In addition, the Conklings recorded many other stations in Arizona with open corrals and buildings of stone. The conclusion is that the Overland Mail Company utilized readily available building materials and techniques, largely based on Mexican folk architectural traditions indigenous to the Southwest to construct stations and corrals. Open air corrals of stone and adobe were a common feature for housing livestock. The adobe walls in the large barn fit into this pattern and are probably the remains of the Overland Mail Company corral. The large wooden barn, although also exhibiting evidence of substantial antiquity in its construction, was built after the adobe walls and is not the type of structure commonly erected by the Butterfield Overland Mail.⁸³

The 1860 Federal Census lists Alex Vance as station keeper and the only Overland Mail employee at Warner's. He received \$40 a month. The company had invested \$1,000 in the site, an indication that other outbuildings probably existed. The census taker recorded twelve tons of barley and

twelve tons of hay on hand and four horses in the corral.⁸⁴ The Carrillo family living in the Warner's Ranch House included the following individuals:⁸⁵

Name	Age	Sex	Occupation
Ramon Carrillo	40	m	Ranchero
Vicenta	42	f	
Ramon	11	m	
Maria Y.	10	f	
Encarnacion	9	f	
Florimedo	8	m	
Alfreda	7	f	
Felindad	3	f	
Nathalia	2	f	
Forbo	3.5 months	m	
José Antonio Yorba	21	m	

With John Rains' control of Warner's Ranch in 1860 the valley became part of a vast cattle empire. Rains owned large ranches in Chino and Cucamonga. He moved sizable livestock herds from these holdings to Warner's. Ramon Carrillo remained on the ranch as foreman and his family continued to occupy the adobe.⁸⁶ By 1862 Rains had over 5,000 head of cattle in the valley.⁸⁷ John Rains was murdered in November 1862 and Ramon Carrillo suffered the same fate two years later.⁸⁸ The Carrillo family remained on the ranch until at least 1868 tending their own cattle herds as well as those of the Rains estate.⁸⁹

During the late 1860s and early 1870s Warner's Ranch became divided among several individuals. An 1872 report claimed the ranch contained 26,608 acres. Owners included Thomas Sanchez, 1,000; J.G. Downey 4,439; Olivera 4,439; Lewis Phillips 4,439, Prudent Beaudry 4,439, unknown 7,873.⁹⁰ By 1875 Downey and Phillips had gained complete control of Ranchos San José Del Valle and Valle de San José.⁹¹ By the end of the decade Downey, a former Governor of California, owned both tracts.⁹²

In the early 1870s Downey and Phillips used the valley for grazing wild horses.⁹³ Their agent, Charles Ayres resided in the ranch house with his 23-year-old wife, Jesusa and their three-year-old daughter, Mary.⁹⁴ During the late 1870s and through the 1880s, the emphasis changed to sheep. The series of natural disasters that began in the 1860s continued through the 1870s. The climatic extremes that had caused the droughts and floods of 1861 through 1865 continued through the 1870s with severe droughts occurring again in 1870, 1873, 1876, and 1877. In addition, cases of disease among cattle during this period reached epidemic proportions. The majority of large ranchers began to raise sheep, feeling that they could better withstand the erratic climatic extremes and that would bring a better price than beef.⁹⁵ During the late 1870s and through the 1880s, Downey's herds of sheep at Warner's ranch produced some of the largest annual wool clips in San Diego County.⁹⁶ The ranch house was apparently unoccupied during this period. In 1878 surveyor William Minto recorded the final boundaries as approved by the Land Commission for Ranchos San José Del Valle and Valle de San José. He recorded on both maps and in his fieldnotes that J.J. Warner's house was in ruins. He did not record or mention any other structures in Cañada Buena Vista at this time.⁹⁷

The valley was once again part of a large cattle empire in 1888, when Arizona cattleman Walter Vail leased Warner's Ranch from John G. Downey. Vail and his partner Carol W. Gates owned the Empire Ranch in Arizona and acquired Ranchos Temecula, Little Temecula, Pauba, and Santa Rosa in present-day southern Riverside County for total holdings of some 87,500 acres.⁹⁸

The best evidence available indicates that with the Vail operation the Warner's Ranch House was rebuilt to its present appearance to be used as a foreman's house and headquarters and the large peg-timbered hay barn located to the east of the building was constructed. The earliest photos of the adobe are from this period (mid-1890s) and show the barn and house. The large barn is not architecturally consistent with Overland Mail station structures and would not have been required during the Downey period when the emphasis was on sheep more than cattle. The Vail operation began the return of grazing thousands of head of cattle on the ranch that continues to the present day, requiring a large facility to store hay and other feed. The house had the general configuration of its present floor plan with the exception of a wooden addition on the west side. Close up photographs of the house during the first two decades of the 20th century show it to be very well maintained although by 1906 corrugated sheet metal covered the wooden shingle roof. In addition to the large barn, other out buildings included animal coops and storage sheds as well as a smaller wooden barn located on the north side of the structure. A split rail corral was located on the east side of the large barn and a combination rail and picket fence separated the south side of the compound from the road. By 1910, these had been replaced by a wire fence.

By the time Vail leased Warner's Ranch the Southern Pacific Railroad had been completed and the long overland cattle drives along the old Gila River trail were no longer conducted. Vail and Gates shipped Empire Ranch cattle by rail to Beaumont California, from where cowboys drove them overland through Lamb Canyon into the Hemet-San Jacinto Valley, then through the Sage area and on through Aguanga and Oak Grove to Warner's Ranch.⁹⁹ In the fall of 1890 the Southern Pacific Railroad raised freight rates for Arizona cattlemen shipping stock to California. Vail decided to use the old methods rather than pay higher railroad fares and drove 1,000 head along the Gila River overland route to Warner's Ranch in January 1891. Shortly thereafter the railroad lowered its rates.¹⁰⁰

From 1888 to 1894 Jim W. Knight was foreman at Warner's Ranch and probably living in the ranch house.¹⁰¹ In 1895 Sam Taylor, a cowboy in Vail's employ, became foreman of Warner's Ranch and had moved into the ranch house by the end of the decade.¹⁰² Taylor was from Missouri. In 1892 he had married Mary Helm, a native of the Warner's Ranch area. They lived at "El Rincon" near the northwest corner of Rancho San José Del Valle. While there, their first three children, Lillian, Samuel ("Bud") and Charlie were born. All three children had been born by 1897,¹⁰³ and according to the Federal Census Charlie was three years old in 1900.¹⁰⁴ This would place the family's occupancy of the Warner's Ranch House circa 1897-98. After they moved into the ranch house five more children were born: John, Mildred, Henry, Banning, and Arthur.¹⁰⁵ The 1900 Federal Census lists the following Taylor family members residing in the adobe:¹⁰⁶

Name	Relation	Age	Occupation
Taylor, Samuel	Head	39	Stock raiser
Taylor, Mary J.	Wife	29	
Taylor, Lillian	Daughter	6	
Taylor, Samuel	Son	4	
Taylor, Charles	Son	3	
Taylor, John	Son	2	
Mildred	Daughter	1 (?)	
Helm, (Illegible)	Sister-in-law	?	

In addition to pursuing his duties as ranch foreman, Sam Taylor actively participated in the local rural community around Warner's Ranch. In 1902 he was elected Justice of the Peace for Agua Caliente Township.¹⁰⁷ In 1894, 1897, and 1916 he served as trustee for the Warner's School District.¹⁰⁸ Located about two miles east of the ranch house, like many one-room rural schools, the Warner's school house served not only to educate children but as a public building for community meetings and celebrations. During the period when the Taylor family was on Warner's Ranch dances were held in the school. San Diego County backcountry historian Lester Reed and his sister Gertrude played the violin and piano at the dances. They lived in Shaw Valley some distance north of Warner's Ranch and spent the night with the Taylors. Lester Reed recalled "Many were the happy hours that I spent with the Taylor family when they lived in the old trading post and stage station building, and Sam Taylor was the Vail Company's cattle foreman . . ."¹⁰⁹

Little has been recorded on the routine of daily ranch life for the Vail ranch period. In 1894 the *San Diego Union* reported that "for years" cattle thieves had annoyed the owners of Warner's Ranch to the extent that losses averaged a thousand dollars a year.¹¹⁰ The following 1898 article gives a rare glimpse of the annual spring round up:

The Spring Round Up - Scene of Great Activity on the Warner Ranch

The Warner Ranch Company has just closed its spring round up. It has lasted four or five days and about thirty vaqueros engaged. It was one of those occasions becoming quite rare in California owing to the cutting up of cattle ranges into farms and town sites. . . . The work this year was much greater than in former years, on account of the company having used the vaccine treatment for Texas Fever. . . . Mr. Gates, brother of one of the owners of the ranch, superintended the inoculation.

The round up is the incentive that brings out the aspiring vaqueros of the hills. It is a good chance to display practiced prowess with the rope. There is plenty of cattle and several days, so that there is no excuse for lack of opportunity. But a novice soon quits for there are several men over there who seldom miss a throw. Tuesday was the most exciting day of the round up. The cattle were driven down into the bottom near Puerta La Cruz and a cordon of cowboys placed around them, while the most experienced rode through the bunch and cut out the cows and calves. Then these were run down a few hundred yards and held in a bunch while the yearlings were cut out. By noon the parting was all completed and the stock driven into corrals for handling. Some lively sport was had in lassoing the calves for branding.

An accident happened Monday that came very near being fatal. Tom Fuentes, who was in charge of Bixby's cattle, was on his large pinto in the corral. He had his rope on a calf and the calf ran around the horse, which was thrown, falling on Fuentes' leg. The horse sprang to its feet. Fuentes' foot was fast in the stirrup. The horse began to kick and struck him on the leg just below the knee. It was thought at first the leg was broken, but he was taken to the ranch house and examination showed that no bones were broken.¹¹¹

In October 1899 the same paper noted that J. Downey Harvey, heir to the estate of Governor Downey, had been at Warner's Ranch for two days rounding up cattle, accompanied by his half

brother Peter and George Maxwell who was a buyer for Samuel Meyers, a wholesale butcher in Los Angeles. Maxwell bought several hundred head for shipment to L. A. The article also reported:

Walter Vail, the cattle king of this coast, and member of the firm of Gates and Vail, which firm is part owner of the cattle on the Downey Harvey place, also accompanied the party. Mr. Vail owns big cattle ranches all over the state, also in Arizona. After a jolly time at the old ranch house, and business over, the merry crowd drove back to Temecula and took the train back to L. A., the L. A. races requiring their presence.¹¹²

Between 1900 and 1920 ownership of Warner's Ranch changed several times. It finally came under the control of the San Diego County Water Company that built Henshaw Dam across the outlet of the San Luis Rey River near the southwestern corner of the valley in 1922.¹¹³ In 1918 the water company leased grazing rights in the San José Valley to San Diego cattleman George Sawday.¹¹⁴ Sam Taylor and his family left the ranch house and it became the main bunkhouse for Sawday's operation. His foreman, Ed Grand, and cowboys Harold Smith, Ralph Campbell, Gabriel La Chussa, Bartol Duro, Conrado Hide, Jim McDermit, Max Bowen, and Charley Ponchetta occupied the dwelling.¹¹⁵

George Sawday, born in October 1876, married Emily Crouch in 1904. In the same year, he started in the cattle business at Witch Creek, and later leased the San Felipe Ranch. After outbidding Vail for the Warner's Ranch grazing rights, Sawday brought in young Hereford steers for fattening on the grass of the San José Valley. The Cudahy Packing Company was the largest contractor for Sawday livestock. Riley Beauchamp, the company cattle buyer, spent the summers at Warner's selecting steers. The cattle were driven to the railhead at Temecula in herds of about 300 at a time. There were six or more drives a summer.¹¹⁶ Sawday became the largest cattle buyer and rancher in San Diego County. In addition to Warner's and San Felipe he came to own or control the Coogan Ranch, north of Campo; the Cameron Valley ranch, several ranches in the Laguna Mountains; Rose Canyon and Peñasquitos Ranches north of the city of San Diego; and property in Imperial County.¹¹⁷ Sawday once told ex-cowboy and backcountry historian Lester Reed that he had 14,000 cattle in San Diego County.¹¹⁸

During Sawday's tenure the ranch house does not appear to have been as well maintained as during the Vail ranch period. Photographs show that by the late 1920s most of the exterior lime plaster had fallen away from the west side of the house and had not been replaced. Large sections of the east wall also remained unplastered, while the wood siding along the south wall was weathered, unpainted and pulling away from the wooden wall frame. These deteriorating conditions continued to progress through the 1930s so that by the early 1940s the building had a ramshackle and neglected appearance. By 1928 a small shingle bungalow guesthouse had been built to the northwest of the original Warner's Ranch House. Outbuildings included the large peg-timbered barn, corrals, and two additional hay barns to the north of the adobe.¹¹⁹ Around 1929 a previously existing hay barn that can be seen in the 1928 aerial photograph to the northeast of the guesthouse was replaced with a new wood framed barn.¹²⁰

In the spring of 1928 Sawday hired Edna Rupt to cook for the cowboys living in the ranch house. She arrived from Los Angeles with her husband Rupert Rupt and daughter Shirley¹²¹. Edna received \$25 a month and room and board. The family occupied the southwest bedroom of the adobe. Ed Grand had the middle bedroom on the south side. Approximately five to six cowboys slept on cots in the central east bunkroom. The main central room served as a combination dining

and living room where everyone was fed at a single table. The northern central and eastern rooms were kitchen and pantry respectively. Rupert left the family shortly after their arrival at Warner's Ranch. After about two years Edna and Shirley moved into the small cottage guesthouse to the northwest of the adobe. It had been used to board cattle buyers such as Riley Beauchamp of Cudahay Packing Company when they stayed at the ranch. After Edna and Shirley moved into the guesthouse the entire adobe became a bunkhouse. Some rooms may also have been used as storage. Edna prepared and served meals in the cottage for the ranch hands.¹²²

During the late 1920s and early 1930s, as many as ten cowboys lived at the ranch, depending on the time of year and type of work that needed to be done. A core crew of two to four men worked year round. They received \$50 a month with room and board. In addition to grazing on the naturally growing range grass, cattle ate hay and cottonseed cakes. Hay was raised on the ranch and the men took shifts irrigating it. Occasionally in the early 1920s ranch hands took some cattle overland to the Cudahay packing plant in National City. Usually they drove the herds to the railhead at Temecula. In the early '30s the big cattle drives ended when trucks began hauling cattle. The loading chute east of the hay barn was built at this time.¹²³

Edna Rupt and her daughter led a typical backcountry lifestyle. The location was remote. Shirley attended one-room country grade schools. She went to Witch Creek for third and fourth grades where her teacher was Mrs. French. She skipped fifth grade and attended Warner's School, then located between the ranch house and the hot springs, for sixth grade. Edna, Shirley, and the cowboys ate a diet that consisted mostly of beans, potatoes, and meat. Edna also canned fruit. On the ranch they raised and butchered hogs and their own cattle. Chickens were kept for eggs and meat. Milk cows grazed in the pasture north of the ranch house compound and were brought into a corral north of the hay barn for milking. When ranch hands worked in the field Edna took lunch out to them. The cowboys tended to be young, in their twenties through mid-thirties. Shirley remembered them as reserved and polite, but with a cruel sense of humor. Edna eventually married Ed Grand. They bought a ranch near Campo and moved there with Shirley in 1935.¹²⁴

After Ed Grand left Warner's Ranch, George Sawday's son-in-law, Hans Star, became foreman.¹²⁵ In 1946 the ranch house was still used by George Sawday as a headquarters building. Sawday died in 1949. By 1950 the ranch house was no longer used as quarters for hired hands and had become a storage facility.¹²⁶ Sawday's heirs continued to lease Warner's until January 1, 1961 when the El Tejon Cattle Company of Bakersfield, California obtained grazing rights.¹²⁷

With the takeover of cattle grazing in the San José Valley by El Tejon Cattle, active use of the adobe appears to have ended. The Vista Irrigation District, who acquired the property in 1946, recognized the historic importance of the Warner's Ranch House and adjacent peg-timbered barn and excluded them from the lease.¹²⁸ Hired help that resided on the site occupied the small bungalow and used the smaller barns north of the adobe. During the 1950s and early 1960s, a historical controversy centered on the site. It was claimed by some area residents that the nearby Wilson - Kimball store had been the Butterfield stage station on Warner's ranch and not the ranch house. A plaque commemorating the site as the Butterfield Stage Station had been placed at the Wilson Store in 1930.¹²⁹ This controversy was resolved by historian William Wright in 1960, when he documented convincingly that Warner originally built the structure as a trading post in 1849,

and that it was rebuilt in the late 1850s by the Carrillos and used as a stage stop by the Overland Mail Company.¹³⁰

In January 1961 the Interior Department selected the Warner's Ranch House as one of 51 nationally significant sites recommended for nomination as a National Historic Landmark "possessing exceptional historic and archaeological value."¹³¹ An estimated 150 people attended the ceremony in November 1962 that dedicated the Warner's Ranch House a national landmark.¹³² A plaque placed on the site to record its status proclaimed that the building posed "exceptional value in commemorating and illustrating the history of the United States."¹³³ In November 1964 the San Diego County Historical Marker Committee placed a plaque at the ranch house. By this time the building and site had also been designated California State Registered Landmark No. 311.¹³⁴

In spite of its well-deserved recognition of historical significance, since the 1960s the ranch house and adjacent barn have been allowed to deteriorate through neglect. In 1963 a chain link fence surrounded the barn and house after vandals had damaged them.¹³⁵ By 1965 original blocks in the north east corner of the house had been replaced with modern adobes.¹³⁶ Four years later, in 1969, the original adobe wall at the building's southeast corner had completely fallen away leaving a gaping hole:

The Warner ranch house, a rambling adobe building that played an important part in San Diego County history is slowly disintegrating here and hopes to save it are dimming Little has been done to preserve the buildings and today they are crumbling back into the earth. Visitors are kept away by a high wire fence and the plaques supply disappointingly little information.¹³⁷

After reviewing the history of the site the article noted that the Vista Irrigation District was looking for a group or agency to restore and maintain the structures. The irrigation district workers had braced sagging roof beams and "oiled" the adobe blocks against the weather in an effort to stave off deterioration.¹³⁸ In 1971 the *San Diego Evening Tribune* reported continuing deterioration of the ranch house and barn at Warner's Ranch: "They are becoming heritage lost."¹³⁹

There was in the early 1970s, some hope that deterioration could be halted or reversed. Vista Irrigation District was in the process of implementing a \$6,500 stabilization plan that included installation of a four-inch steel pipe frame work in the barn to support the original wooden columns and placement of new galvanized roofing over the original shake shingle roof on the house. Steel pipe braces and tie wires were used to hold the galvanized sheets in place during the strong Santa Ana windstorms that periodically sweep through the valley. The Warner's Springs Lions Club proposed a plan to restore the ranch house and San Diego County Department of Parks and Recreation also expressed interest in acquiring the adobe.¹⁴⁰ However, since initial stabilization by the Vista Irrigation District in the early 1970s, no other efforts have been made to maintain the Warner's Ranch House or the adjacent peg-timbered barn and their condition has continued to deteriorate.

In conclusion, the Warner's Ranch House played several important roles in the development of California and San Diego County's backcountry during the 19th and early 20th centuries. Probably built by J. J. Warner in the fall of 1849 to serve Gold Rush immigrants, it was the first trading post where overland travelers journeying to the northern California gold fields could re-supply after weeks of traversing the arid deserts of the Southwest. The building served in this capacity and as

the primary residence of Warner and his family until local Native Americans destroyed it during an uprising in November 1851. Rebuilt in 1858, the former trading post became a ranch house and station for the Butterfield Overland Mail from 1858 to 1861, thus serving as part of the first major transcontinental communication link in the United States. Apparently abandoned during the late 1870s, the building again fell into ruins. Around 1888 it was rebuilt to its present general configuration by the Vail Ranch Company and functioned as the foreman's home, headquarters, and a bunkhouse for the ranching operations of both Vail and Gates (1888-1918) and George Sawday (1918-1961). The building is directly associated with the success of two of the largest cattle ranching businesses in Southern California between the late 1880s and 1961. In spite of its well-deserved recognition by various agencies and organizations as a place of historical significance, the building remains neglected and deteriorated.

Location of Warner's Trading Post

Over the decades, the history of the adobe has had aspects of controversy. For years many contended that the original Butterfield station was located not at Warner's Ranch House, but at the nearby Wilson Kimball store. In 1961 historian William L. Wright presented evidence based on meticulous research clearly indicating that although the Wilson Kimball structure was a stage stop, the original Butterfield station had been at the Warner's Ranch House.¹⁴¹ Within the last two years some San Diego County historians have argued that J. J. Warner did not build the structure now identified as the Warner's Ranch House which is the subject of this study. A recently published article by San Diego County historian Kathleen Flanigan presents the case for this interpretation.¹⁴² Based on research conducted within the limitations of this project, there is sufficient documentary evidence to suggest that the original portion (center two rooms) of the ranch house was built by Juan José (Jonathan Trumbull) Warner between September 16 and November 28, 1849. As discussed in the narrative, historian William Wright (1961) first provided documentation for this interpretation. For the present study primary sources cited by Wright were reviewed, and additional sources were consulted. In addition, physical evidence in the ranch house and barn construction confirms and augments information in the documentary sources.

Flanigan's conclusions are based upon an interpretation of an 1870 plat map and fieldnotes for a survey of the boundary of Rancho Valle de San José conducted by Deputy Surveyor William Reynolds. The map is highly detailed and shows locations of Indian settlements, trails, occupied dwellings, and ruins in the San José Valley. Among the many points shown are the location of a "Ranch house" at the west end of Cañada Buena Vista at the fork in the Overland Trail. In addition a mark labeled the "Ruins of Warner's second house" is shown on the top of a high bluff on the northern edge of Cañada Buena Vista approximately 800' to the north of the Ranch House location.¹⁴³ From a location on the south side of Buena Vista Canyon surveyor Reynolds noted:

The chimney on the west end of the present Ranch House N 661/4° W. This house was built by Doña Vicenta Sepúlveda (the Grantee of Don Silvestre de la Portilla of the Rancho Valle de San José) in the year 1857 and is now occupied by some of the present owners as the Ranch House. The ruins of the house occupied by J. J. Warner and which the Indians burned during an uprising in 1851 bears N 40 1/2 °. The Ruins of the Blacksmith Shop about 150 Lks. West of the ruins of Warner's house bears W. 42 1/4°W.¹⁴⁴

In another passage that describes the terrain Reynolds states: "From the south point of the table - land on which stand the ruins of Warner's former buildings. . . ." ¹⁴⁵ This description further

confirms that he has located the ruins of Warner's trading post on top of the bluff forming the northern edge of Cañada Buena Vista.

Reynolds notes appear to be accurate and in some places he cites communications with former and current valley residents, including Warner, as sources for some of his information, including the location of Indian settlements and the availability of water in small lakebeds. Warner is not cited specifically as the source of information for the location of his former trading post, however. It would appear, then, that there is good evidence indicating:

1. the present Warner's ranch house was not Warner's trading post,
2. the trading post was located on a bluff above Buena Vista Canyon approximately 800' north of the present ranch house's location, and
3. the present ranch house was built by Doña Vicenta Sepúlveda in 1857, 16 years after Warner's trading post had been burned and abandoned.

However, this evidence is not confirmed by any other documentary sources and is contradicted by descriptions of the trading post by Gold Rush migrants, army personnel, and other explorers who place Warner's house at the fork in the Overland Trail where the present adobe is now located. The following text incorporates additional data with components of the preceding narrative to summarize evidence supporting the interpretation that the building now known as the Warner's Ranch House is the original Gold Rush period house, trading post, and overland stage station. A review of information concerning when the building was constructed is addressed first, followed by material related to the location.

In 1846, Warner was living at the Indian village at Agua Caliente Hot Springs, as substantiated by Emory's journal entry of December 3 of that year:

Our camp was pitched on the road to the Pueblo [Los Angeles], leading a little north of west. To the south down the valley of the Agua Caliente, lay the road to San Diego [the fork where Warner will build his trading post three years later]. Above us [at the hot springs Indian village] was Mr. Warner's backwoods, American looking houses, built of adobe and covered with a thatched roof. Around were the thatched huts of the more than half naked Indians¹⁴⁶.

When the parties of William H. Chamberlain, L. N. Weed, and a party of unidentified travelers interviewed by Cave J. Couets passed through the valley on August 18, September 9, and September 16 1849 no structures existed at the fork in the road leading to San Diego and the Agua Caliente Hot Springs was still identified as Warner's Ranch:

William Chamberlain 1849:

Saturday August 18 - . . . We crossed a mountain of several hills and descended into another larger valley, in which is situated "Agua Caliente" which we soon reached, and camped beneath the shade of a fine oak. This place, more familiarly known as "Warner's Ranch," consists of a few old adobe buildings and Indian huts, situated at one end of a broad beautiful valley covered with a fine growth of grass and timber. [From] here we can see the road leading off S. W. to San Diego, and another west to Los Angeles. Mr. Warner was driven from his ranch some time ago by the inhabitants and has not yet regained possession. There is an American [William Marshall] living here with the Indians, from whom we purchased some coarse flour.¹⁴⁷

L. N. Weed 1848:

Sunday Sept. 9th. We Reached Warner's Ranch. Found one White Man, Indians & the darkest we have seen. The women had American dresses & flounced. They asked \$10 per bushel for wheat flour unbolted. \$6 for corn meal, &c. Visited the hot springs near the ranch. It was quite hot. We thought it would cook an egg by letting it remain.¹⁴⁸

Cave J. Coutts, 1849:

September 17, 1849. Major: I have the honor to report that I arrived at this place [Santa Ysabel] yesterday, where I met three intelligent young Americans just from the Colorado. It is almost impossible to find an animal of any description in this part of the Country-Warner's Ranch, Two Leagues from here, is represented as abandoned.¹⁴⁹

In November 1849, Lorenzo Aldrich passed and reported seeing Warner's two-room trading post at the fork in the road:

Nov. 28th. Rained until two o'clock. At about a distance of a mile from this morning's starting point we came to a road forking off in two directions. At the junction of these diverging roads, one of which conducts to Los Angel (sic) and the other to San Diego; stands Mr. Warner's Ranch and stone house, at which provisions may be obtained at high rates. Flour at three shillings a pound, whisky two shillings a glass, &c., &c. We passed on over the San Diego Road, where we passed several Indian Lodges and arrived at San Isabele.¹⁵⁰

Based on the above evidence it can be concluded that Warner was living at the Agua Caliente Indian Village in 1846. From mid-August through early September 1849 he was absent from the rancho and a structure had not yet been erected at the fork in the road leading to San Diego. He then built the house and trading post at the San Diego fork sometime after September 16, 1849, and by November he was operating the trading post.

The next step will be to review evidence indicating where the trading post and fork in the road actually were. Citations from overland journals and court testimony verify Warner's trading post was at the fork at the west end of Cañada Buena Vista where the present Warner's Ranch House is located. The location of Warner's house where the road forks was called Buena Vista, and the house Warner occupied there was attacked and burned by local Indians in 1851.

Cornelius C. Cox, 1849:

Dec. 28th. Arrived at Warner's Ranch and finding good grass, lay by one day. The road here forks, one leading to San Diego, the other to Los Angeles. Warner has established a grocery and butchery for the accommodation of the emigrants--and this being the first place at which supplies can be obtained, the emigrant has been subjected to the severest extortion.¹⁵¹

Benjamin Hays 1850:

Jan. 13, From Warner's they [Forty Niners camped in the valley] have obtained good beef and salt - nothing else to be had, they say. Some have been over to the Indian rancheria Agua Caliente getting flour at \$2.00 per al mud from the store kept there.¹⁵²

Jan. 14, His house is upon one of the beautiful, high rolling hills, without other vegetation than bunch grass. . . . It is precisely at the point where the old main road branches, one fork to the town of San Diego, the other to Los Angeles -- convenient for the supply of emigrants.¹⁵³

Testimony of Cave J. Coutts August 13, 1856: District Court Case 56:¹⁵⁴

Question [attorney]: Is the rancho situated at the forks in the road leading from the Colorado River and Sonora to Los Angeles and San Diego?

Answer [Coutts]: It is.

Testimony of R. Sacket August 13, 1856, District Court Case 56:

That he became acquainted with the wife and family of said John Warner in the Fall of 1850 at the place called Buena Vista . . . and about three miles from the Indian Village of Agua Caliente.¹⁵⁵

Testimony of Joaquin Ortego August 13, 1856, District Court Case 56:

In 1851 at the outbreak of the Indians the house was burned The house to which I refer is situated on that part called Buena Vista. It was at Buena Vista where Warner was living when the Indians Broke Out.¹⁵⁶

Testimony of J. J. Warner February 15, 1886, Superior Court Case 594:

Buena Vista, Upper Buena Vista as it was then locally known there, the western termination of it was right in front of my house. . . . The western termination of upper Buena Vista Valley terminated right there in front to the south of where my house stood and at that point the road from San Diego which was made by the troops; the road from San Diego entering the valley as well as the road from Los Angeles, one entering on the south side of the valley and the other on the north side; below that towards the outlet of the valley towards San José, was what is known as Lower Buena Vista. The Valley was narrow at this point where my house was, the hills came down on both sides and narrowed the valley down to narrow dimensions, below that to the southwest it spread out again and ran out and joined the level land of the San José Valley.¹⁵⁷

Based on the above evidence there appears little question that Warner's house and trading post was located at the forks in the Overland Trail at the western edge of Cañada Buena Vista where the valley narrows before opening up onto the larger plain of Valle de San José. The location matches precisely the present site of the Warner's Ranch House. This spot was generally known as Buena Vista while Warner lived there. The following evidence on maps of the area supplements the interpretation.

A map dated September 23, 1856, submitted by J.J. and Anita Gale Warner as evidence in District Court Case 56 shows Buena Vista located where the Los Angeles and San Diego roads meet, one entering from the south the other from the north.

The 1878 final confirmation plat maps of Ranchos San José Del Valle and Valle de San José show the "ruins of Warner's house" at the forks in the road at the west end of Cañada Buena Vista where the valley narrows. A question does arise with this map, in that the house is shown on the north side of Buena Vista Creek. However, when the location is triangulated by projecting lines from corners of the rancho boundaries to the house and then plotting those same lines on a current United States Geological Survey map of the *Warner's Ranch Quadrangle*, the location is very near the present Warner's Ranch House location. In addition, survey notes for establishing the rancho boundaries for these maps state that the ruins of Warner's House were located 5 chains, or 330', from the northern boundary of Rancho Valle De San José.¹⁵⁸ On the USGS *Warner's Ranch Quadrangle*, the distance from the boundary line to the house is shown at around 600'. Although there are minor discrepancies, the evidence indicates that the actual measurements from the 1878

survey place the ruins of Warner's house south of Buena Vista Creek and within 300 to 400' of the present Warner's Ranch House. Indeed, if the differences between the locations based on triangulation and those given by the survey notes are averaged, a point almost at the site of the existing adobe would be indicated. Given the fact that the 1878 survey was done with an optical transit and measured on foot while pulling a surveyor's chain these differences would be expected and are minor.

The 1901 USGS *Ramona Quadrangle* and the 1928 aerial survey of San Diego County show the current Warner's Ranch house at the upper end of Buena Vista Canyon at the forks in the road. The old Overland Trail with the road from San Diego entering from the south and the one to Los Angeles from the north can be seen clearly in the 1928 photograph.

There is a substantial discrepancy between the location of the ruins of Warner's house on the 1870 plat map and other documentary evidence. The location shown on the 1870 Reynolds map is not on the Overland Trail, and not on the forks in the road. Overland travelers would have had to cross Buena Vista Creek and climb a bluff to reach Warner's trading post.

In addition to documentary sources, there is physical evidence in the Warner's Ranch House strongly suggesting the building was originally a two-room structure and that it was burned, fell into ruin, and was rebuilt more than once. The details of this evidence are presented in the architectural assessment. The main points will be highlighted here:

The north and south wings are pulling away from the central two-room core of the building indicating the center section was built first.

Roof beams in the eastern room of the two-room central wing show extensive charring on the undersides in an area near the door. The charring appears to indicate that there was a fire in the room.

The average wall thickness in the two-room section is 22". This conforms to Mexican period building practices. In addition the two-room section measures approximately 20' by 50'. This is a typical floor plan for Mexican period adobe dwellings. The original adobe house at Rancho Peñasquitos was a two-room rectangular building with an exterior ramada similar in size to the central wing of the Warner's Ranch.¹⁵⁹ In addition the existing and restored Machado Stewart house in Old Town San Diego originally built in the 1820s is another two-room Mexican period adobe of similar dimensions.

The east wall of the northern wing shows evidence of having fallen into ruin and been rebuilt at least once. Wall thickness in this section is also approximately 22", conforming to Mexican vernacular architectural traditions.

The south wing is constructed of adobe walls with an average thickness of about 12". Portions of the south wall of this wing consist of wood framed walls with board and batten covering. These construction methods conform to vernacular architectural styles used by Anglo American builders in California after 1850.

From this evidence the following scenario is proposed (see conjectural drawings on pages 73-75):

The existing Warner's Ranch House was originally a rectangular two-room structure represented by the building's central wing, where overall dimensions, floor plan, and wall thickness conform to those typical of vernacular adobe dwellings in California before 1850. This matches Benjamin Hays' description of Warner's house as a two-room rectangular adobe.

Charred ceiling beams in the eastern room indicate the structure may have burned. There is a probability they were charred when Indians burned the building in 1851. These beams exhibit charring on the underside, in a pattern suggesting that the burning occurred after they were placed in the adobe structure.

The north wing was added onto the structure at a later date as indicated by its present detachment and pulling away from the central two-room core. It then fell into ruin on the east wall and was rebuilt, as indicated by at least two building episodes that can be identified in the wall structures. The north wing was probably added when the Carrillos rebuilt the adobe in 1857-58. As a native Californio family, they would have followed traditional pre-1850 building methods accounting for the thickness of the walls in this section. During the 1870s the building was abandoned and was in ruin by 1878 when recorded on the final survey plat for Rancho Valle de San José. By the early 1890s it had been rebuilt and was used by the Vail Ranch foreman. This would account for the multiple building episodes indicated in the east wall of the north wing and the addition of the south wing, which is constructed of thinner American period style adobe walls and wood frame construction.

In conclusion, the location of Warner's trading post remains unresolved and is still controversial. In spite of the 1870 plat map showing the ruins of the trading post on a bluff on the north side of Buena Vista Canyon approximately 800' from the present Warner's Ranch House, a preponderance of documentary and physical evidence suggests that the current Warner's Ranch Adobe was originally built between September 16 and November 28, 1849 by Juan José Warner. It was burned during an Indian attack in 1851 and rebuilt by the Carrillo family in 1857-58. The building served as the Butterfield stage station from 1858-1861 and the Carrillos continued to occupy it until 1868. It then was abandoned and fell into ruin until the early 1890s, when it was rebuilt to its general present configuration to house ranch foremen for the Vail Ranch. It continued to be used as a ranch headquarters, bunkhouse, and storeroom until 1961. Since that time the structure has suffered significant physical deterioration from disuse and neglect.

PART II. ARCHITECTURAL INFORMATION

A. GENERAL STATEMENT

1. Architectural Character

The Warner's Ranch ranch house is an excellent example of an adobe and wood structure from the mid-19th century. The ranch house reflects well the craftsmanship and building materials of the period. Physical characteristics of the house can be interpreted to assist with interpretations of the evolution of additions to the primary structure. The original two-room adobe structure (currently the center gabled two rooms) is typical of numerous other adobe structures in the region from this period.

2. Condition of Fabric

The ranch house is in extremely poor condition. Entire portions of the building have been lost in the 33 years since the structure was initially documented. Currently, large segments of the adobe walls have deteriorated. Other segments of the adobe walls appear ready to crumble. Deterioration of the fabric can be directly attributed to the lack of ongoing maintenance. In addition, while rain, wind and the occasional snow shower are attacking the structural integrity of the roof and walls from above ground, rising damp is deteriorating the structure from below. Rising damp is the terminology used to describe the process by which moisture in the ground seeps up into the adobe from below, eroding the adobe walls from below and undermining their structural integrity.

B. DESCRIPTION OF EXTERIOR

1. Overall Dimensions

The building plan is rectangular, approximately 49'x54', with a covered verandah 6' wide running the full length of the north side. The one-story building consists of the original two-room central gabled roofed structure flanked to the south and to the north with roofed additions. Each addition consists of three rooms. The north side wing floor is 22" below the central living area's floor, allowing the structure to conform to the gentle slope of the hillside.

2. Foundations

The foundations are low footings composed of an aggregate of local stones, such as quartz and granite, with what appears to be a lime mortar with smaller local stones. At the highest, the footings extend 24" above grade and protrude out of plane to the exterior by 3" to 6". The same mortar and stone foundation is used under both the walls built of adobe and wood frame construction. The stones vary in size but a majority appears to be approximately 12"x18"x12". The foundations are 12" to 18" thick. The foundation under the verandah is also composed of similar stones that act as a retaining wall holding back a compacted dirt backfill with wooden sleepers to support the verandah's plank flooring.

Historic photographs indicate that during the Vail Ranch era from about 1888 to 1900, the stone foundation on the east side was covered with a concrete patch. Concrete patches were often applied in a misguided attempt to repair the erosion of an adobe wall due to rising damp. (Concrete creates a moisture barrier preventing the natural surface evaporation

process, trapping the moisture between the adobe and the concrete. The trapped moisture accelerates the deterioration of adobe.)

3. Walls

The exterior walls are load bearing, composed of a combination of wood framing with wood siding and adobe with plaster whitewash.

a) North Wall

The north wall is constructed of plastered adobe on the exterior and interior at the east and west end and 3½" to 5½" vertical wooden board-on-board siding over wood framing in the center of the north wall. The wood-framed center portion of the north wall is inset with the kitchen door and a bank of three windows. At the east end of the north wall approximately half of the adobe wall has collapsed and the decomposing adobe remains are slumped on the wooden verandah. Vertical tongue-and-groove boards 1¾" wide have been placed blocking the opening. At the west end of the north wall the adobe wall has also collapsed and the decomposing adobe remains are also slumped on the wooden verandah. A remnant of the window header casing is hanging in the air and the window casing is displaced on floor. The remaining adobe wall is heavily pockmarked from nails driven to hang objects.

b) East Wall

(1) Original Two-Room Adobe

The central portion of the east wall forms the gabled end of the original two-room adobe. The adobe walls in this area are made from a light tan clay mixture and lime mortar. The walls are laid in a running bond pattern. The adobe blocks are nominally 5" (h) x 12" (l) and are constructed 22" thick. Heavy concave erosion from rising damp is evident from the first to third course above the foundation.

(2) North Side Addition

The north portion of the east wall contains the most telling physical evidence of the various periods of habitation and abandonment in this structure's history. The wall consists of original adobe and mortar, and evidence of three distinctly different adobe reconstruction episodes or repairs/infills. The original adobe wall of the addition, probably constructed during the Carrillo period from 1857-1868, is still visible and extends up from the foundation to the underside of the windowsill. This adobe wall is comparable in color, condition, consistency, and construction style to the original two-room adobe. The adobe block above the windowsill is of a slightly different color, condition and consistency. This adobe infill, constructed in 1888-1900, is made of a blacker clay base and was also used to infill a former window to the north of the existing window. The wooden lintel of this infilled window opening is still visible from the exterior. The adobe blocks in this area of the wall are longer in shape than the original. These blocks are nominally 16" long and are laid in a running bond pattern with lime mortar. The second infill, constructed in the 1970s, is made of a redder clay base, and the blocks are nominally 4" (h) x 16" (l) x 12" (w). The masonry units are laid in a 1/3 running bond with cement mortar. The first course above the foundation has completely eroded leaving only

the cement mortar as an outline of where the masonry units formerly were placed. The second course is beginning to deteriorate from the rising damp. The third infill, constructed also in the 1970s, occurs on the upper one-third of the second infill and is distinguished from the previous adobe wall construction by the color, condition and irregular forming of the masonry units.

(3) South Side Addition

The south end of the east wall is composed of relatively modern materials, except for the battered doorway casing with a vestige leather hinge. This portion of the east wall was rebuilt in the 1970s, when a partial structural stabilization was conducted. These materials are nominally 4" (h)x16" (l)x12" (w) concrete slump block laid up in a one-third running bond pattern to about 3' above the foundation. Vertical board-on-board 1"x12" redwood siding on 2"x6" and 4"x4" framing extends above the masonry unit wall to the roofline. The south end final board extends full height and as the wood board-on-board siding turns the corner to the south elevation the siding continues full height.

c) South Wall

The south wall is completely clad on the exterior with vertical board-on-board wood siding. The east end of the south wall is composed of relatively modern materials. This area was apparently rebuilt in the 1970s, when a partial structural stabilization was attempted. The materials are nominally 4" (h)x16" (l)x12" (w) concrete slump block laid up in a one-third running bond pattern to about 3' above the foundation. Board-on-board 1"x 12" redwood siding on 2"x 6" and 4"x 4" framing extends full height from the foundation to the roofline covering the masonry units. A doorway and window opening delineate the center portion of the south wall.

Older vertical 1x board-on-board siding covers the center portion of the wall and extends to cover the west end of the south wall. The wall type switches from adobe/masonry units clad with exterior vertical siding to an entirely wood wall with interior and exterior vertical siding. The wood wall is of single wall construction. There are no internal framing members such as studs or cross bracing in this portion of the wall. The siding is nailed to the only internal framing member, the top plate (see section A-A of the measured drawings). The bottom of the wood siding rests on the stone foundation. Many of these older boards may be original to the construction of the south side addition. The nails used to attach the siding to the top plate are predominantly square cut nails. A number of the siding boards are loose or just barely attached to the top plate.

d) West Wall

(1) Original Two-Room Adobe

The central portion of the west wall forms the gabled end of the original two-room adobe. The adobe walls in this area are made from a light tan clay mixture and lime mortar. The walls are laid in a running bond pattern. The adobe blocks are nominally 5"x 12" and are constructed 22" thick. Heavy concave erosion from rising damp is evident from the interior on the first to third course above the foundation. The gable end eaves contain a 1"x 4" fascia board and 1"x 6" cornice board.

Corrugated sheet metal covers the adobe wall from the gable to the exterior grade. The sheet metal also covers an entrance doorway and a window that are accessible from the living area.

(2) North Side Addition

The north end of the west wall contains one of the more surprising finds. This wall has an adobe fireplace box with a metal lintel and jack arch (visible from the interior). There is no remaining evidence on the exterior of the flue and the existence of this fireplace was not noted in the previous documentation of the structure. At the time of the previous documentation there was a wood frame addition attached to this wall. The addition is no longer extant. The fireplace is roughly centered in the wall. There is an abandoned doorway on the north side of the fireplace. From the exterior, vertical wood siding covers the former doorway except for a small window-like opening that shows remnants of metal screening material. The former adobe wall has collapsed from the area above the firebox. This area has had modern 2x framing placed to span the opening with vertical board-on-board 1"x12" redwood exterior siding. This modern framing dates from the 1970s structural stabilization project. One of the pieces of siding has fallen off and through the hole modern framing is visible.

(3) South Side Addition

The south end of the west wall is a continuation of the same construction style as the west end of the south wall. However, the exterior wood siding has nearly completely fallen away exposing the backside of the interior vertical 1"x6" and 1"x12" siding and the stone foundation. The spike ends of square nails hammered from the interior are clearly visible. There is a small window boarded over from the interior with horizontal boards. Adjacent to the window is a vertical plank door.

4. Structural Systems Framing (Roof, Wall, Floor)

a) Original Two-Room Adobe

(1) Elements in Common

(a) *Walls*

The walls are all load-bearing adobe, approximately 22" wide, skim coated with plaster and whitewashed or painted on the interior. The exterior walls were skim coated with plaster and whitewashed; just a few remnants of the plaster and whitewash remain. The adobe walls are laid in a running bond pattern and are double wythe wide. The interior wythe stops at ceiling height for ceiling joist poles to seat and the exterior wythe continues 3' into the attic and seats top plates and roof rafters. The single wythe of adobe is fully plastered, but not whitewashed, on the interior as it extends into the attic. It is difficult to date the application of the plaster; however, based on the documented history of the ranch, the plaster was likely applied during either the Carrillo or Vail Ranch renovations.

(b) *Roof*

There is no ridge rafter; roof rafters at the ridge are notched in a half-lap joint secured with a peg. Roof rafters are not of uniform size and vary from a nominal 2" x 4" to 4" x 4" to 4" x 6". The roof rafters are rough-hewn. Contemporary milled lumber of 1" x 6" and 2" x 6" members have been added creating Pratt-like trusses or simple collar beams. In the 1970s efforts were made to stabilize the roof; it is likely that the additional contemporary milled lumber dates from this activity. The roof rafters are notched to seat on rough-hewn nominally 4" x 6" top plates with a rounded bottom mudded with adobe plaster chinking onto the top course of the adobe wall on the south elevation. The top plate on the north elevation has had all of the adobe plaster chinking removed and contemporary dimensional lumber has been added as a double top plate and as blocking between the rafters. Skip sheathing of rough-hewn lumber from the late 1800s, of varying sizes from a nominal 1" x 4" to 1" x 6", spans the rafters. The lumber is rough sawn in the 1x dimension only and not milled along the width; bark remains on some edges. The sheathing is set with 2" to 4" spacing. Wire ties were added, probably during the 1970s stabilization, as tension elements on each pair of rafters. The wires wrap and tie to metal spikes hammered into the roof rafters and are tightened with a turnbuckle. The wire ties, the collar beams and the Pratt trusses were added as tension elements to counter the lateral outward thrust of the roof rafters. The lateral outward thrust is evident in the diagonal cracks in the adobe on the south wall of the attic.

(2) Bunk House

(a) *Floor*

There is 1" x 6" wood plank flooring running east-west on 1½" x 2" wood sleepers running north-south set directly on the compacted earthen grade.

(b) *Ceiling*

The ceiling joists are constructed from four large diameter whitewashed peeled poles 7" to 8" in diameter running north-south, with whitewashed planking 6" to 9" wide running east-west. There is no evidence of a manta (suspended fabric ceiling) in this room.

(3) Living Room

(a) *Floor*

There is wood tongue and groove strip flooring running north/south ¾" wide x 7/8" thick. The wood strip flooring is set on wood sleepers set directly on the compacted earthen grade.

(b) *Ceiling*

Painted mantas hang from the ceiling joists. The mantas are constructed from 34" wide yard goods either canvas or muslin in a plain weave. Ceiling joists constructed from 7" to 8" diameter peeled poles run north-south at 3'3" to 3'4" on center with newer whitewashed planking running east-west; planking widths vary from 6" to 13". The first ceiling joist bay from the bunkhouse doorway is

not continuous. The ceiling joist notches and bears on a nominal 6" x 6" cross member that forms a headed out area that could be a former access to the attic.

b) North Side Addition

(1) Floor

The flooring is constructed of wood planking butt-jointed or tongue-and-groove strip flooring on 2" x 4" wood sleepers set directly on the compacted earthen grade.

(2) Wall

The walls are a combination of load bearing adobe and wood frame. The adobe walls are approximately 22" wide, skim coated with plaster and whitewashed or painted on the interior. The exterior walls were skim coated with plaster and whitewashed; just a few remnants of the plaster and whitewash remain. The adobe walls are laid in a running bond pattern and are double wythe wide. The north addition's adobe block walls are not laid in an interlocking bond with the original two-room adobe. If the walls had been built contemporaneously with the central two rooms these walls would have been constructed with an interlocking bond of adobe masonry units. Since the cross walls were built at a later date and in an inferior manner, the cross walls are settling and separating from the original structure. The adobe walls are in a poorer structural condition in this area than in the original two-room adobe. The exterior adobe walls have failed in three locations and appear to be near failing in another. The center section of the north wall, which is the exterior wall for the kitchen, is wood frame construction with vertical board-on-board interior and exterior siding.

(3) Ceiling

In the kitchen the ceiling is constructed from beaded board tongue-and-groove wood boards. Butt-jointed whitewashed board covers the ceiling in the northeast pantry. Portions of a manta fabric ceiling are suspended in the northwest pantry. Each of these ceilings follows the same shape. Starting at the south top plate, the ceiling follows the pitch of the roof until 8' above finished floor and then continues level with the floor plane suspended from 2x framing members.

(4) Roof

Roof rafters are of rough-hewn dimensional lumber. The center gable's roof rafter tails are exposed on the interior and the north addition roof rafters are scabbed on to the rafter tails of the gable roof. The north addition rafters are 3'3" to 16" on center and have failed in some locations. Where the rafters have failed the rafter poles have been sistered to contemporary dimensional lumber. The skip sheathing is similar to the skip sheathing for the roof on the original two-room adobe, roughly 1"x6" non-dimensional lumber.

c) South Side Addition

(1) Floor

Butt-jointed wood planking rests on wood sleepers set directly on the compacted earthen grade.

(2) Wall

The exterior wall type switches from adobe/masonry units clad with exterior vertical siding to an entirely wood wall with interior and exterior vertical siding. The wood wall is of single wall construction. There are no internal framing members such as studs or cross bracing in this portion of the wall. The siding is nailed to the only internal framing member the top plate (see section A-A of the measured drawings). The bottom of the wood siding rests on the stone foundation. Many of these older boards may be original to the construction of the south side addition. The nails used to attach the siding to the top plate are predominantly square cut nails. A number of the siding boards are loose or just barely attached to the top plate.

The internal cross walls are adobe approximately 12" wide and plastered and white washed to the ceiling line. The cross wall's adobe blocks are not laid in an interlocking bond with the original two-room adobe. If the cross walls had been built contemporaneously with the central two rooms these walls would have been constructed with an interlocking bond of adobe masonry units. Since the cross walls were built at a later date and in an inferior manner, the cross walls are settling and separating from the original structure.

(3) Ceiling

Remnants of the manta fabric ceiling start at the south top plate, follow the pitch of the roof until 8' above finished floor, and then continue level with the floor plane supported on 2x framing members.

(4) Roof

Roof rafters are unpeeled poles 4" to 6" in diameter. The center gable's roof rafter tails are exposed on the interior and the south addition roof rafters are scabbed on to the rafter tails of the gable roof. The south addition rafters are 3'3" to 16" on center and have failed in some locations. Where the rafters have failed the rafter poles have been sistered to contemporary dimensional lumber. The skip sheathing is similar to the skip sheathing for the roof on the original two-room adobe, roughly 1"x6" non-dimensional lumber.

5. Porches, Stoops

A covered verandah 6' wide runs the full length of the north side of the structure. The roof is a shed roof made of corrugated sheet metal. The roof rafters are contemporary 2"x4" members toenailed to a wood ledger bearing on the adobe or wood wall. The roof rafters on the open side of the porch are beveled at a 30° angle to a point which bears on a 4"x beam that spans between the 2"x4" posts. The posts are braced with "Y" bracing at 45°-angle back to the beam. The posts are toenailed to the tongue and groove wood plank decking which runs north - south. The decking spans from near the adobe wall where the decking rests on wood sleepers set directly on the compacted earthen grade to the rim joist bearing on 4"x4" posts which bear on cobblestone pier footings. Two concrete stoops are still extant at the two east doorways.

6. Chimneys

a) Original Two-Room Adobe

The chimney is located in the center of the west wall of the living room. The chimney is constructed from adobe and wood. The firebox and flue are made from adobe blocks skim coated with plaster and whitewashed/painted. The adobe blocks lining the firebox have been hardened, blackened, and changed to an orange color from exposure to fire. The fireplace is a simple rectangular box, which projects into the room. The flue is a slightly smaller rectangular box, which also projects into the room. The fireplace and flue are completely internal and are not visually expressed on the exterior except for the small rectangular adobe chimney, which projects above the roof. The small portion of the chimney that does pierce the roof is swathed in corrugated sheet metal siding.

b) North Side Addition

The chimney for this fireplace is no longer extant.

7. Openings

a) Doorways and Doors

(1) North Elevation

There is a vertical wood plank door for entrance from the verandah to the kitchen. The opening size is approximately 2'8"x5'10". The door is made with three applied rails to the exterior. The top rail, lock rail, and bottom rail are bevel-edged with a wood jamb and threshold. The door is secured in place with three scraps of wood.

(2) East Elevation

The east elevation contains two doorways: the center doorway that permits entry directly into the bunkhouse and a doorway into the south addition. The center doorway is configured with a door below and a transom above built with a wood jamb and casing painted red. The opening size is approximately 3'x6'6". The transom area is boarded over and infilled with adobe. The remains of a door are secured in place with two cross members of wood. The door is a vertical wood plank door constructed with three applied bevel-edged rails to the interior. The vertical planks are painted a dark green and the rails are painted red. The lock rail is currently secured by only one nail and has twisted to fall vertically from the nail. The door hangs from two ball-top, five-knuckle hinges. Two holes are left as the scar from a former lock. The door has been reused from some other location and therefore an additional vertical board has been scabbled on to widen the door to fit this opening. The hinge plates screw patterns match the scars left from a former door that hung between the bunkhouse and the living room.

The doorway into the south addition is rebuilt in the location of an original doorway. The opening size is approximately 2'4"x6'6". The north jamb abuts original adobe block, the header abuts contemporary board-on-board siding and the south jamb abuts board-on-board siding over a base wainscot of contemporary masonry units.

(3) South Elevation

There is a vertical wood plank door for entrance to the center bedroom room from the exterior. The opening size is approximately 1'7"x6'4". The door is made with two horizontal applied rails and a diagonal rail forming a Z pattern with two additional cross bracing rails to the interior. The vertical wood planks are spaced apart creating a ¼" gap between planks. The doorway is constructed with a wood jamb and no threshold. The door is hung on two metal hasp hinges. The door is secured in place with scraps of wood. A paint scar remains from a box lock, as does the catch side latch. The exterior of the jamb shows evidence of hinges, perhaps for a screen door.

(4) West Elevation

The west elevation contains three doorways. The center doorway permits entry directly into the living room and the other doorways enter the south and north addition. The center doorway has been covered with corrugated metal siding on the exterior. The opening size is approximately 2'8"x6'6". From the interior the original jambs are still extant but the door is missing and the opening is infilled with vertical boards on 2x framing. The wood jamb is rabbeted and the adobe above the header is failing. The jamb and casing are painted red.

The doorway to the south addition is a wood jamb set in a wood framed wall. The opening size is approximately 2'10"x6'2". The door is a vertical wood plank door constructed with three applied bevel-edged rails to the interior. The vertical planks are painted a dark green and the rails are painted red. The vertical boards have wide ¼" gaps between the boards. The rails are applied with a purposeful bent square nail design. The box lock, white porcelain knob, and catch plate are extant. The door is attached with metal hasp hinges.

The doorway into the north addition is covered over with wood siding from the exterior so it is not visible except for a rectangular opening that contains the remnants of a wire mesh screen. The opening size is approximately 2'8"x4'10". The doorjamb is wood and still supports a remnant of the adobe wall over the header. The adobe walls to either side have been demolished through neglect. The door is missing.

b) Windows

Generally all of the windows are in such poor condition that none have any glazing, and in most cases the window sash is missing. The remaining window jambs are in very poor condition and are not entirely intact.

(1) North Elevation

A set of three casement windows is adjacent to the east side of the kitchen door. The opening size is approximately 7'4½"x2'6½". All of the glazing has been removed. The muntin bars show the design to have been two vertical lights. Remnants of exterior metal screen remain. All three windows are boarded over from the interior with horizontal boards. A window to the east serves the east bedroom. The

opening size is approximately 2'1"x2'2". The sash is missing, however the jamb shows evidence of a casement sash.

(2) East Elevation

The north addition has two window openings. The most northern has been infilled with adobe and has only the wood lintel remaining. The opening size is approximately 3'8½"x2'9½". The infill of this window appears to have occurred during an early reconstruction and has plaster and whitewash covering the majority of the infill on the interior. The still extant window adjacent, to the south, has only the jamb extant. The window appears to have been a casement. Above the central door and directly below the apex of the gable roof a window once lit the attic. The window was infilled with adobe block at an early point in the history of the structure. All that remains is the wood lintel. Due to the failing doorway lintel below the windows, adobe infill is also settling.

(3) South Elevation

There are two windows in the south elevation. The first is adjacent to the doorway that serves the center bedroom. The opening size is approximately 2'6"x2'2". This window has both the jamb and the casement sash extant. The window is boarded over from the exterior with horizontal boards. The window in the southwest bedroom was situated in the wood frame construction. The opening size is approximately 1'7"x1'3". Only two pieces of the jamb are still extant. The sash is missing, however the jamb shows evidence of a casement sash.

(4) West Elevation

This elevation has two windows and a doorway that was converted into a window. The window adjacent to the doorway into the southwest bedroom has only a few jamb pieces extant. The opening size is approximately 2'2"x2'1". The jamb pieces are applied to the exterior in an unusual manner and the type of sash cannot be determined from the remains. The window on the north side of the central gable chimney the jamb has the sill and lintel intact. The opening size is approximately 3'6"x5'6". The window is covered over with corrugated metal siding. From the interior, the sides are deeply battered adobe with a wood lintel and stool. The opening has been framed in with vertical boards. As discussed in the doorways section above, the northernmost window on the west side was originally door; it has been converted to a window at an indeterminate date. The opening size is approximately 2'8"x4'10".

8. Roof

a) Shape, covering

Center gable with shed roof additions to the north and south. The roof is covered with wood 16" shakes with an 8" lap. The wood shakes are secured with square nails. The wood shakes are overlain with corrugated metal sheets tied down with pipes and wires.

b) Cornice, eaves

Not applicable.

C. DESCRIPTION OF INTERIOR

1. Floor Plans

The center two rooms form the original building with a three-room north addition and a three-room south addition. The center two rooms comprise the living room and bunkhouse. The south addition consists of three bedrooms. Each room in the south addition has direct access to one of the two original rooms. The north addition consists of the kitchen in the center flanked on each side by a bedroom on the east and the northwest room on the west. The north addition accesses the original two-room adobe through the kitchen. The plan has changed since the graphic documentation of 1963. The wood frame room on the northwest of the structure is no longer extant.

2. Stairways

The only stairs are three risers between the living room of the center two-room adobe and the north addition kitchen. The stairs are simple wood frame construction with no handrail or guardrail. Part of the bottom tread is missing.

3. Flooring

The flooring is all constructed of wood; either wood strip tongue-and-groove flooring or wood planking butt jointed on wood sleepers set directly on the compacted earthen grade. The wood planking varies from 6" to 16" wide. The floor has no evidence of any finish or color and has been left in its natural state.

4. Wall and Ceiling Finish

The interior walls are primarily adobe block walls that have been plastered and whitewashed.

a) Two-Room Center Adobe Structure

The living room is the only room showing evidence of having been painted. Several layers of peeling paint coat the walls. The topmost coat appears to be a very dark green over previous layers of whitewash. The baseboard is of squared 1"x6" lumber and was painted a light color that has ambered with age. The whitewash extends behind the baseboards and the dark green paint ends at the top of the baseboards suggesting that for a period of time the whitewashed walls had no baseboards and that the period when the room was painted dates to after the installation of the baseboards. The living room ceiling had been covered with a stretched canvas ceiling called a manta. The edges of the bolt of cloth were seamed together and narrow wood battens were used to secure the fabric to the underside of the ceiling structure. The underside of the ceiling structure was never whitewashed. The entry room has whitewashed walls, no baseboard, and an open ceiling joist and plank ceiling that has been whitewashed.

b) South Addition

All three rooms had manta ceilings and various remnants remain. The center bedroom shows evidence that at one point there was no manta and the ceiling was whitewashed. All three rooms' interior walls are adobe block with whitewash and 1"x 6" baseboards painted red; in the southeast room the 1" x 6" baseboard has a center bead. The interior

side of the south and west walls in the southwest bedroom were covered with stretched fabric to which wallpaper was applied. The striped paper with an accent stripe in a geometric pattern included a matching border paper at the top.

c) North Addition

The kitchen and the adjacent bedroom on the east had painted beaded board ceilings. The ceiling follows the underside of the roof framing structure until approximately 9' above the finished floor where the ceiling levels to parallel with the floor. In the bedroom, the south wall is severely undermined due to rising damp and the west wall shows the remnants of a 1"x12" baseboard painted red. The kitchen has a 1"x6" baseboard painted red and the east adobe wall is severely undermined due to rising damp. The northwest room had a manta ceiling with whitewashed adobe walls and 1"x6" baseboards painted white.

5. Openings

a) Doorways and Doors

Similar to the exterior doors the interior doors are either missing or an assortment of various styles. The majority of the extant doors are vertical butt jointed with applied rails and no stiles. The door into the southwest bedroom is the only paneled door and it is a four-panel door painted two tones. The doorways through the thicker adobe walls have battered side walls of adobe that meet the wood jamb and casing, which is then flush to the wall plane on the other side of the wall. The header is constructed from wood lintels that have 1"x boards applied as a header jamb and trimming out the header area of the battered side of the wall. The applied wood casing on the non-battered side of the doorway is constructed from 1"x 6" stock and the head casing is dog-eared over the side casing.

b) Windows

The only notable interior window feature is the living room's west window. The window stool is so deep due to the battered adobe walls and the height is so low due to the large size of the window that the window stool could have been used as a window seat.

6. Decorative features and trim

a) Built-in Cabinets

The southeast corner of the living room has a 3' tall corner cupboard with two open shelves. The southeast and the southwest corners of the kitchen have corner cupboards. The southeast cupboard consists of a closed cabinet base to 3' with a screen door fronted four-shelf cupboard above. This configuration is sometimes referred to as a "pie safe". The southwest cupboard is an upper open shelf cabinet with two shelves. The north wall of the kitchen has a wooden table under the windows. The scars on the table and the wall show this to have been the location of the hand pump and sink.

b) Fireplaces

The living room's firebox and flue are made from adobe blocks skim coated with plaster, whitewashed and painted. The adobe blocks lining the firebox have been hardened blackened and changed color to an orange hue from exposure to the constant fires. The

fireplace is a simple rectangular box, which projects into the room. The flue is a slightly smaller rectangular box, which also projects into the room. The firebox has a wood surround and mantel. There is a steel lintel supporting the opening from which a bent steel rod extends to form a hook suspended over the center of the opening. The hearth is flush with the surrounding wood floor and is made of small 2" to 3" diameter cobblestones. The wood floor adjacent to the hearth is scarred with a series of more than two dozen cattle brands. The cattle brands seem to represent five different brands and many are repeated several times.¹⁶⁰ The northwest room has the remains of a fireplace on the west wall. The flue is no longer extant. The firebox extends a few inches into the room. A steel lintel supports the firebox opening. The adobe blocks are laid up in a jack arch design. The firebox was infilled with adobe block, some of which is now deteriorating.

c) Notable Ornamental Features

The same cattle brands were used to mark the floor around the hearth were also used in two different locations as decorations: first, on the living room side of the only panel door which serves the southwest bedroom; and second, on the wall on the west side of the door to the exterior from the foreman's room.

7. Hardware

These features are discussed with each door or window in the Openings section.

8. Mechanical Equipment

a) Heating, Air-conditioning, Ventilation

Two metal flues remain. One is situated near the east wall of the kitchen and is assumed to have been for the kitchen stove. The other is in the northeast pantry and its use is unknown.

b) Lighting

At some point in the history of the structure, knob and tube wiring was introduced. This type of wiring can be seen throughout the attic. The ceiling of the living room still has porcelain sockets in the ceiling over the manta, as does the kitchen ceiling. No evidence of knob and tube wiring was found in the north and south additions.

c) Plumbing

Water was supplied to the kitchen at one time but there is no other evidence of any plumbing in the structure.

9. Original Furnishings

A wing backed chair, a dresser and a few bedsprings are all the furnishings that remain. They are all in very poor condition and their relationships to the structure could not be determined.

D. SITE

1. General Setting and Orientation

It is difficult to identify any one facade as the main facade since there are entry doors on all elevations of the structure. The east facade, however, is the most historically photographed

facade, as well as the apparent facade in front of which most of the previous occupants posed for photographs. The immediate environment is a broad open valley of gently rolling hills with trees nestled along the creek beds. To the north the grade slopes to a tree-lined creek and to the south the grade rises to State Route S2, a two-lane road. The barn is situated to the east. Additional structures on the north and northwest include two portable living trailers, a 1920s bungalow, another barn and an outhouse. The approach to the complex of buildings is along State Route S2 from the west and east. Trees shelter the north side of the residence. However, the more severe weather in this area comes with the Santa Ana winds from the east.

2. Historic Landscape Design

This complex of buildings has always been a working ranch or stage stop. There is no evidence of formal landscape features; however, trees were planted along the north side, and historic photos show a substantial tree in the yard between the residence and the barn. The complex has had a series of fences separating the ranch house from the nearby road and creating a yard area between the ranch house and the barn. Photographs from 1894 and 1904 show various picket and rail fences. Another photograph from c.1910 shows a far less elegant fence made of found lumber and chicken wire. The area to the east of the barn has always been the ranch corral. Numerous historic photographs show a woven willow branch corral fence.

3. Outbuildings

Outbuildings include two portable living trailers, a small frame bungalow, another wood barn, an outhouse, and a poultry coop.

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- ⁴ Richard F. Pourade, *Time of the Bells* (San Diego, Union Tribune Publishing Company, 1976): 15. Linda Roth, "History: Rancho to Resort," In Cultural Resources of Warner Springs Ranch, Volume III (San Diego, American Pacific Environmental Consultants, Inc., 1981):179. Copy on file San Diego Historical Society Research Archives. Joseph Hill, *The History of Warner's Ranch and its Environs* (Los Angeles, Privately Printed, 1927): Appendix I.
- ⁵ Fr. Zephyrin Engelhardt, *San Diego Mission* (San Francisco, James H. Barry Company, 1920):223-225. Pourade, *Time of the Bells*, 122.
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- ¹¹ Land Grant for Rancho Valle de San Jose to Juan Jose' Warner, November 28, 1844. U. S. Land Commission Southern District, Case 218, pp. 47-48. Copy in District Court, San Diego County, Case No. 56, J. Mora Moss Vs. J. J. Warner. San Diego Historical Society Research Archives.
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- ¹⁴ Richard F. Pourade, *The Silver Dons* (San Diego, Union Tribune Publishing Company, 1963): 61, 76.
- ¹⁵ Bradford, E. Burns, *Latin America: A Concise Interpretive History*. (Inglewood Cliffs, New Jersey, Prentice Hall, 1972): 21-41.
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- 73 William Wright felt that the Carrillos had rebuilt Warner's original dwelling, Wright. "The Warner Ranch-Butterfield Station Puzzle," 8. San Diego County historian Kathleen Flanigan, who discovered the 1870 plat map and survey notes claims it is conclusive evidence that Warner did not build the existing ranch house and that "the validation of the true location of the historical Warner's Ranch House and the more recent Ranch House would only be possible by using Reynolds' 1870 detailed Field Notes and Plat drawing in conjunction with input by J. J. Warner, as documented by this author" Flanigan, "The Ranch House at Warner's," 211. As stated in the text of the current study, however, earlier descriptions of Warner's trading post do not place it where the 1870 plat map has the ruins located.

- 74 Ibid., 11; Roth, "Rancho to Resort," 212.
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- 87 Wright, "Warner Ranch-Butterfield Station Puzzle," 15.
- 88 Tax Assessment Rolls for Vicenta Carrillo on file at the San Diego Historical Society Research Archives include the following:

1860

San José 4 leagues, 17754 acres Value: \$2,663 Improvements: \$1000

Personal Property:

Wild Horses	60	\$480
Oxen	20	\$350
Gentle Horses	20	500
Sheep	100	150
Wild Cattle	150	1,050
Gentle mules	60	
Gentle cattle	100	1,200

1864

Valle de San José 2 leagues Value: \$2,000 Improvements: \$200.00

Personal Property:

Wild Cattle	100	\$200
Gentle Cattle	40	240
Wild Horses	45	120
Gentle Horses	8	120
Asses	1	15
Sheep	250	125
Gentle Mules	2	\$60
Wagons	2	150
Oxen	6	60

1865

Buena Vista 2 leagues Improvements: \$350.00

Personal Property:

Wild Cattle	150	\$450
Wild Horses	40	200
Oxen	4	60
Wild Mules	2	20
Asses	1	20
Sheep	1	20
Wagons	2	150

1866

Warner's Ranch 2 leagues Improvements: \$200

Personal Property:

Wild Cattle	50	\$500
Gentle Cattle	40	600
Gentle Mules	2	60
Oxen	10	200
Asses	1	30
Sheep	500	500

1867

Buena Vista 2 leagues Township: Agua Caliente Value: \$200 Improvements: \$200

Personal Property:

Wild Cattle	40	\$400
Wild Mules	4	80
Gentle Cattle	20	300
Oxen	4	18
Wild Horses	20	460
Sheep	400	500
Gentle Horses	3	60
Wagons	1	40

1868

San José 2 Leagues Township: Agua Caliente, Value: \$3550.40 Improvements: \$200.00

Personal Property:

Wild Cattle	50	\$500
Wild Mules	6	90
Gentle Cattle	20	300
Gentle Mules	4	120
Wild Horses	25	200
Oxen	4	80

Gentle Horses	10	200
Asses	1	30
Goats	600	600

⁸⁹ *San Diego Union*, 23 February, 1872.

⁹⁰ *Ibid.*, 14 June 1874; Moyer, *Ranchos of San Diego County*, 15; Union Title Trust Topics (Sept-Oct 1956):6; Hill, *The History of Warner's Ranch*, 153.

⁹¹ Hill, *The History of Warner's Ranch*, 153; *San Diego Union* 6 February 1879: 1:5.

⁹² Tax Assessments for J. G. Downey (1871-1874), San Diego Historical Society Research Archives:

1871

Warner's Ranch 1 league, 4439 acres Value: \$3,329 Improvements; 0

Personal Property

Wild Mares 100 no value given

1871 Downey and Griffen

Located at Warner's Rancho

Wild Mares 150 \$1200

Asses 2 250

Gentle Horses 5 150

Stallions 2 200

Gentle Mares 2 60

Wild Mules 50 600

1874 Downey and Haywood

Undivided Interests 1 league in Warner's Ranch, San José Del Valle, 4444 acres

Value: \$5,555 Improvements: \$50.00

Personal Property:

Goats- cashmere 1 \$40

goats-common 100 75

1874 Downey and Griffen

Warner's Ranch

Horses-American 2 \$100

Horses-Halfbred (wild) 20 200

Horses-Spanish (mares) 50 350

Colts 30 90

Mules 20 400

Jacks and Jennets 2 60

⁹³ Flanigan, "The Ranch House at Warner's," 223.

⁹⁴ Pitt, *The Decline of the Californios*, 252-54.

⁹⁵ Roth, "Rancho to Resort", 222; *San Diego Union* 22 May 1879:1,4; Lester Reed, *Old Time Cattlemen and Other Pioneers of the Anza Borrego Area (Palm Desert, Desert Printers, 1963):140*; Douglas Guinn, *San Diego: Climate, Resources, Topography, Production, Etc. Illustrated (San Diego, San Diego Printing Company, 1887): 124-25*.

⁹⁶ Field Notes of the final survey of the Rancho Valle de San José, by William Minto, Copies on file at the San Diego County Operations Center: Nov. 20-29 1878: ". . . Cañada Buena Vista . . . Leave level Cañada bearing E. and W. for rolling hilly land Ruins of J. J. Warner's house bears s. 5 chains . . ." Minto's maps and notes do record ruins of a second structure approximately a half-mile to the west of the ranch house ruins. This location corresponds to locations of the dwellings

occupied by José Morrillo and Ramon Ruíz on the 1870 Reynolds Map. Reynolds, Survey and Plat Map. Flanigan asserts that Andrew Linton occupied the adobe in the 1880s. She bases this assertion on the fact that he is listed as living in Agua Caliente Township on the 1880 Census and that he is listed as a stock raiser living at Warner's Ranch in the 1887-1888 San Diego County Directory. Flanigan, "The Ranch House at Warner's," 223, 237 n.68. However, Agua Caliente Township encompassed a much larger area than the San José Valley and it is not possible to associate any particular household listed on the census with a specific location. The fact that the building is shown as a ruin in 1878 makes it seem unlikely that it was occupied by anyone during the 1880s. By 1888 the Vail Ranch had taken control and their foreman would have been in the Warner's Ranch House.

- 97 Philip S. Rush, *Some Old Ranchos and Adobes*. (San Diego, Neyenesch Printers, 1965):29.
- 98 Reed, *Old Time Cattlemen*.
- 99 Lester Reed, *Oldtimers of Southeastern California*. (Palm Desert, Desert Printers, 1967); *Old Time Cattlemen*; Edward L. Vail, "Cattle Drive to Warner's Ranch." *The High Country*, (1974) Vol. 27, pp. 25-32, Vol. 28, pp. 42-47, Vol. 29, pp. 19-25. This article was originally published in the May 1926 issue of the magazine *Texasland*.
- 100 San Diego County Directories, 1892-1894, San Diego Historical Society Research Archives; Vail, "Cattle Drive to Warner's Ranch;" Reed, *Oldtimers*.
- 101 San Diego County Directories, 1894-1910; Reed, *Oldtimers*.
- 102 School Census Marshall's Report 1897, *Warner's School District Records*, San Diego Historical Society Research Archives.
- 103 U. S. Census Bureau, Twelfth Census, 1900, Population Manuscript Returns.
- 104 Reed, *Oldtimers*.
- 105 U. S. Census Bureau, Twelfth Census, 1900, Population Manuscript Returns.
- 106 *San Diego Union* 16 November 1902:6,5.
- 107 Warner School Records 1894-1897, *School District Records*, San Diego Historical Society Research Archives.
- 108 Reed, *Oldtimers*.
- 109 *San Diego Union* 24 June 1894:5:5.
- 110 *San Diego Union* 6 June 1898.
- 111 *San Diego Union* 28 October 1899, quoted in Roth, "Rancho to Resort," 238.
- 112 *San Diego Union* 22 July 1902:5; 15 July 1961:2,6.
- 113 Rush, *Some Old Ranchos*, 63.
- 114 Reed, *Oldtimers*, 151-61.
- 115 *San Diego Union* 22 December 1949; Reed, *Oldtime Cattlemen*, 151-61.
- 116 *San Diego Union* 22 December 1949.
- 117 Reed, *Oldtime Cattlemen*, 151-61.
- 118 1928 Aerial Photograph on file San Diego County Operations Center.

- 119 Shirley Candelaria (daughter of Edna Rupt), Personal communication to Stephen R. Van Wormer, November 12 1996.
- 120 Ibid.
- 121 Rupert Rupt was sometimes also known as Rupert Freeman Morse. Candelaria, personal communication to Stephen R. Van Wormer, February 2, 1998.
- 122 Ibid.
- 123 Ibid.
- 124 *Ibid.*; Reed, *Oldtimers*, 151-61
- 125 Union Title Trust Topics (Sept-Oct 1950): 3.
- 126 Rush, *Some Old Ranchos*, 63.
- 127 *San Diego Evening Tribune* 6 December 1960.
- 128 *Ibid.*; Wright, "Warner Ranch-Butterfield Station Puzzle."
- 129 Wright, "Warner Ranch-Butterfield Station Puzzle;" *San Diego Union* 18 September 1960.
- 130 *San Diego Union*, 24 January 1961:13.
- 131 *Vista Press*, 22 November 1962.
- 132 *San Diego Union* 7 June 1969.
- 133 Mary Ward, Warner's Ranch House Memorandum, San Diego County Department of Parks and Recreation. Warner's Ranch Vertical File, San Diego Historical Society Research Archives.
- 134 *San Diego Union* 7 June 1969.
- 135 Harry James, "Warner: The Man and the Place." *Desert Magazine* (October 1965): 20-23.
- 136 Ibid.
- 137 Ibid.
- 138 *San Diego Evening Tribune* 9 December 1971.
- 139 *San Diego Evening Tribune* 9 December 1971, 17 June 1972; *Escondido Times Advocate* 24 February 1972.
- 140 William L. Wright, "The Warner Ranch-Butterfield Station Puzzle."
- 141 Flanigan, "The Ranch House at Warner's."
- 142 William P. Reynolds, Plat of Valle De San José (August 1870), in Silvestre de la Portilla, Valle de San José, California Private Land Claim, Docket 531, MS, in Microfilm Record Group 49, National Archives and Records Center, Laguna Niguel, California.

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- 143 William P. Reynolds, Survey Field Notes of the Valle de San José (August 1870), in Silvestre de la Portilla, Valle de San José, California Private Land Claim, Docket 531, MS, in Microfilm Record Group 49, National Archives and Records Center, Laguna Niguel, California, pp. 3-4.
- 144 Ibid.
- 145 Emory, Notes of a Military Reconnaissance, 104.
- 146 Chamberlain, "Diary," 51. Warner had actually been arrested for stealing U.S. Army horses and mules, a crime of which he was not guilty. Morrison, *Warner, The Man and the Ranch*, 39-40.
- 147 L. N. Weed, "Diary," 60.
- 148 Coutts, Correspondence.
- 149 Aldrich, *Journal*, 108.
- 150 Cox, quoted in Wright, "The Warner Ranch-Butterfield Station Puzzle," 22, ft. 1.
- 151 Hays, Diary Entries.
- 152 Ibid.
- 153 Coutts, Testimony of August 13, 1856.
- 154 Coutts, Testimony of August 13, 1856.
- 155 J. Ortego, Testimony of August 13, 1856.
- 156 Warner, Testimony of February 15, 1886. Flanigan presents a version of this testimony to indicate that Warner had stated that Buena Vista Creek was to the south of his house ("The House at Warner's" 200). However, when Warner uses the term Buena Vista in this passage he is actually referring to the entire upper Buena Vista Valley, not just the creek. In the opinion of the present author, he is indicating that his house stood where the valley narrowed and that the roads from San Diego and Los Angeles came together "right there in front to the south of where my house stood."
- 157 Minto, Field Notes; Patents, Book 2:73, 84.
- 158 Susan M. Hector and Stephen R. Van Wormer, Broken Fragments of Past Lifeways: Archaeological Excavations at Los Peñasquitos Ranch House Resource Area, San Diego. Volume I: Technical Report (Report prepared for County of San Diego Department of Parks and Recreation by Recon, San Diego, 1986).
- 159 The site on the bluff indicated as the location of Warner's trading post on the Reynolds map was visited and examined by William Manley and Stephen R. Van Wormer in December 1996. While the location appears to have been graded, perhaps to control rainwater runoff, no structural remains or artifactual material were observed. The steepness of the bluff and distance from the route of the Overland Trail make the site an unlikely location for a trading post.
- 160 Research was conducted at the San Diego Historical Society in an effort to identify the brands at Warner's by comparing them with known brands from the region; however, they do not appear to match known regional cattle brands.

PART III. SOURCES OF INFORMATION

A. ARCHITECTURAL DRAWINGS

No architectural drawings of Warner's Ranch, beyond those included in the original 1963 HABS documentation and the present addendum, are known.

B. HISTORIC VIEWS

San Diego Historical Society

Many historic views of the ranch are collected in the Photographic Archives of the San Diego Historical Society. The following eleven views are copied into the Supplemental Information section of this HABS document, and originals of these views are part of the project field records. Note that all photo dates are approximate. Photographers are unknown. All plates are 8x10 inches.

- 1900 Overview of ranch and setting from the west. Negative 21645, FEP 879.
- 1904 Sam Taylor and baby before south side. Negative 9404.
- 1910-20 East front and south side, with 3 people and automobile. Negative 80:8104-257.
- 1929 West and south sides. Barn roof visible in background. Negative 80:8104-203.
- 1930 West side. Negative 84:15215-4.
- 1930 East front and south side. Negative 80-8104-204.
- 1930s East front and south side. Negative 84:15218-1.
- 1934 East front and south side. Negative 84:15218-3.
- 1934 East front. Negative 3230.
- 1935 East front and portion of north side. Negative 9424.
- 1940-50 South side and east front. Negative 81:11582.

San Diego County Operations Center

The County of San Diego 1928 Aerial Survey includes aerials of the Warner's Ranch area. Supplemental Information for this HABS document includes an aerial adapted from the 1928 set.

- 1928 Aerial Photograph on file San Diego County.

Shirley Morse Candelaria

Additional views of the early ranch are the personal property of Shirley Morse Candelaria, San Diego, CA. Five of these photographs are photographically reproduced as part of this document. Five others are copied into the Supplemental Information section. All photograph dates are approximate. Photographers are unknown. Originals are small snapshots in various print sizes.

- 1929 East front of ranch house.
- 1929 Shirley Califf Morse with cowboys at Warner's Ranch.
- 1934 Cowboy and horse at Warner's Ranch.
- 1934 Outbuildings and Warner's Ranch.
- 1934 Shirley Califf Morse at Warner's Ranch.

C. INTERVIEWS

Candelaria, Shirley Morse (daughter of Edna Rupt)
1996-1998 Personal communication to Stephen R. Van Wormer.

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E. LIKELY SOURCES NOT YET INVESTIGATED

Two major areas for further research on Warner's Ranch are historical archaeology and oral history. Qualified archaeological investigations in and around the ranch buildings have the potential to provide important information about structural evolution and activities on the site. Archaeological investigations could also shed significant light on such questions as whether Warner or Carrillo built the adobe and whether Warner's Trading Post may have originated on another site.

Oral histories with individuals familiar with aspects of the site's history could also provide important understandings. For example, Art Taylor is the son of Sam Taylor, who was a foreman at Vail Ranch at the turn of the century. He lives in the Warner's Hot Springs area. Although the present study was not successful in gaining an interview with Mr. Taylor, he is an important potential source. Further inquiries may identify additional oral sources.

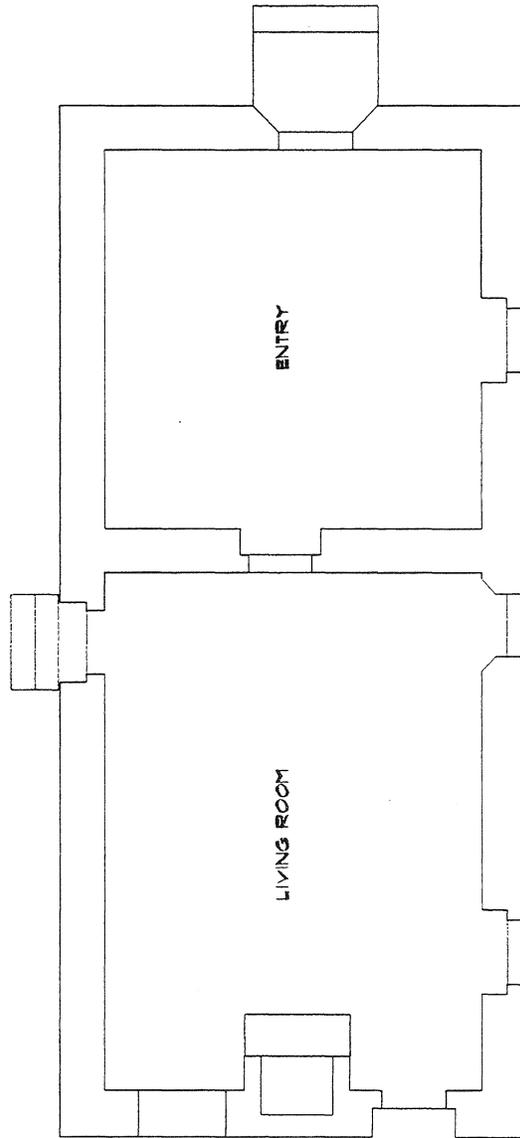
F. SUPPLEMENTAL MATERIAL

Floor Plan Sequence (3 sheets)
Architectural Sketches (2 sheets)
Historic Views (17 sheets)
Maps (5 sheets)

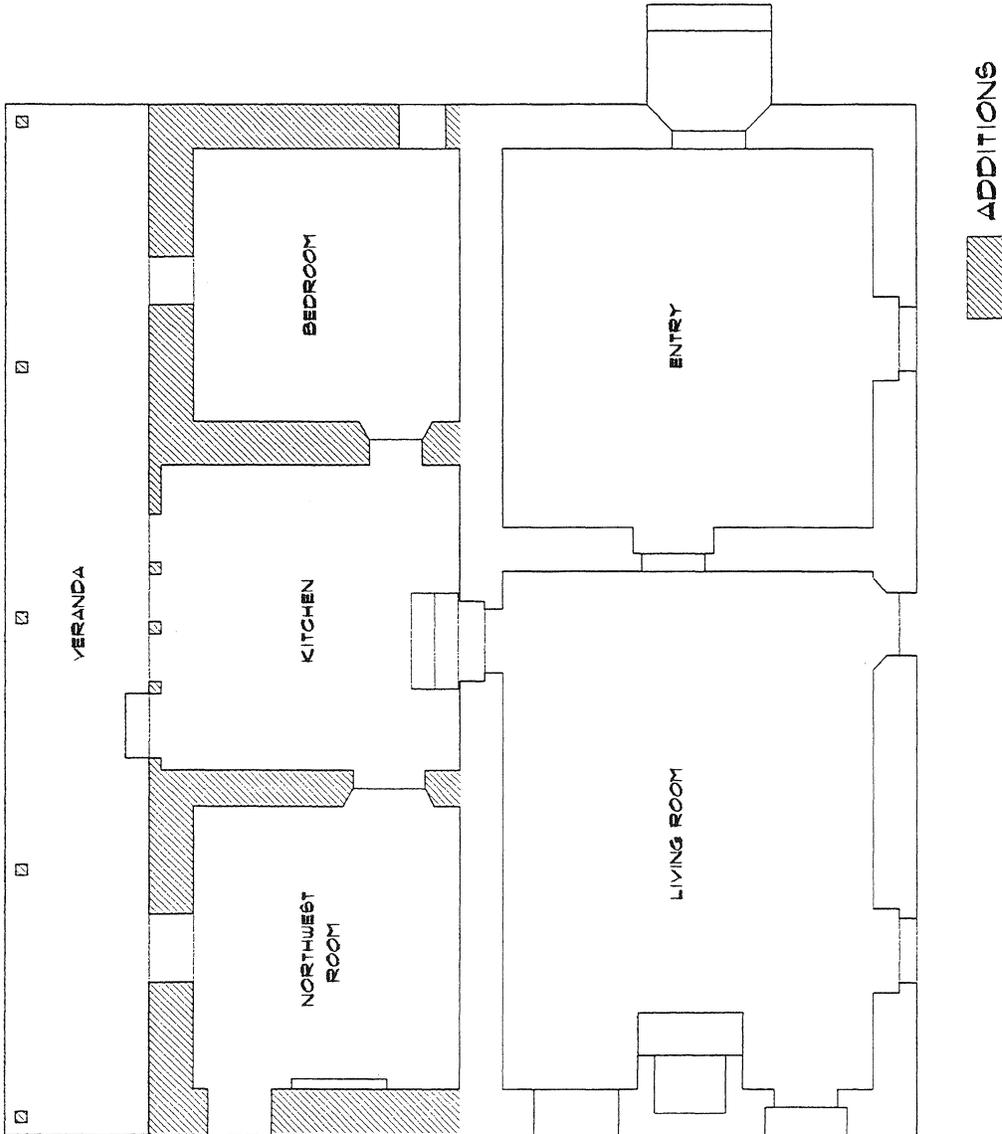
PART IV. PROJECT INFORMATION

This project was carried out under a contract with the National Park Service, Pacific Great Basin Support Office, San Francisco, CA. The purpose of the project was to provide updated and expanded architectural descriptions, historical information, and large-format photography of the Ranch House (HABS No. CA-424) and Barn (HABS No. CA-425). HABS documentation was transmitted to the Library of Congress in 1963. Project supervision was provided by Ann Huston, of the National Park Service Cultural Resources Team. Additional support was provided by Paul Dorey of the Vista Irrigation District, which owns the property.

The documentation was prepared by several individuals, between November 1996 and February 1997. Philipp Scholz Rittermann prepared large-format photography; Stephen R. Van Wormer prepared written historical documentation; Ione R. Stiegler prepared architectural information; project management and technical editing were performed by William R. Manley.



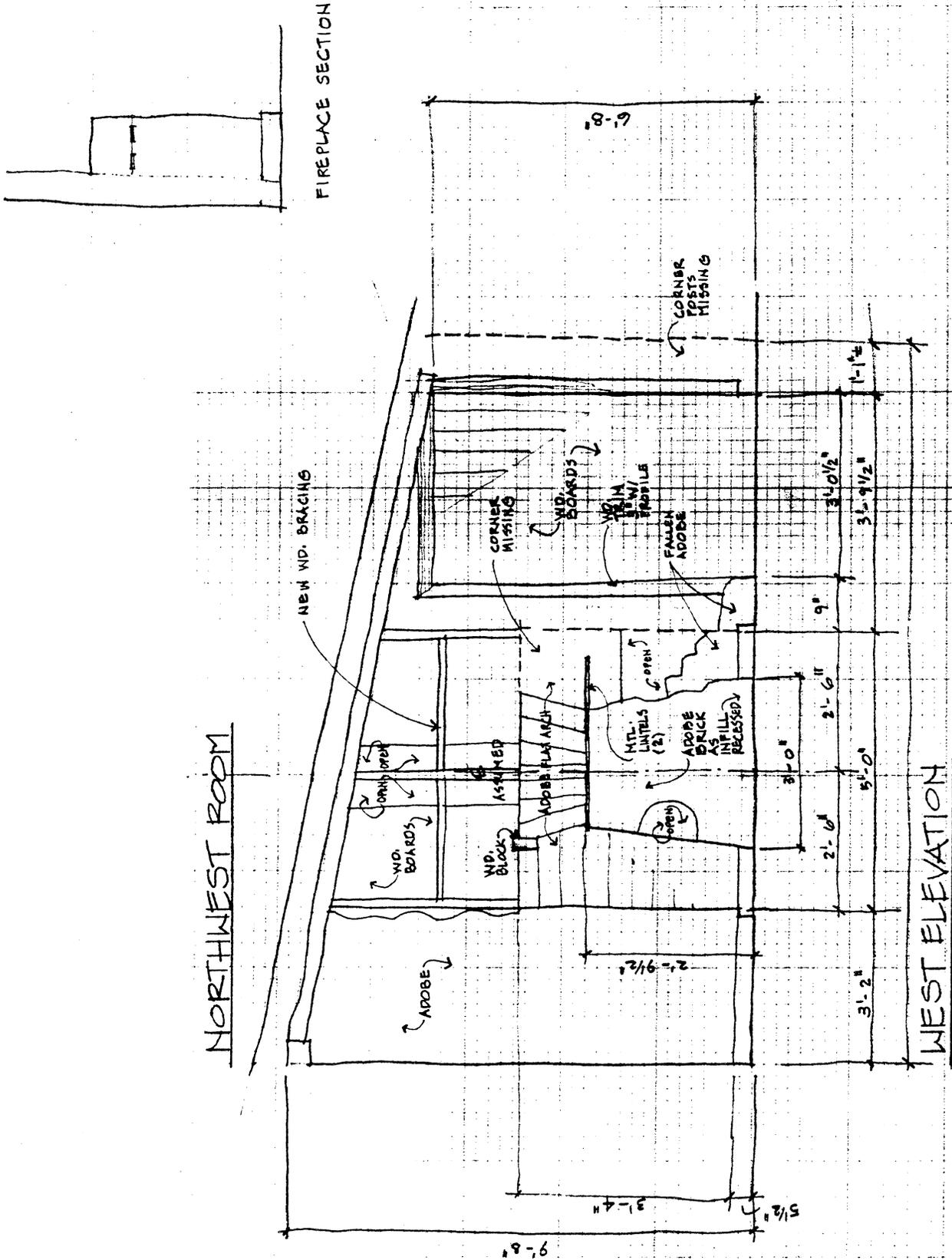
FLOOR PLAN EVOLUTION: EARLIEST PHASE, CIRCA 1849.



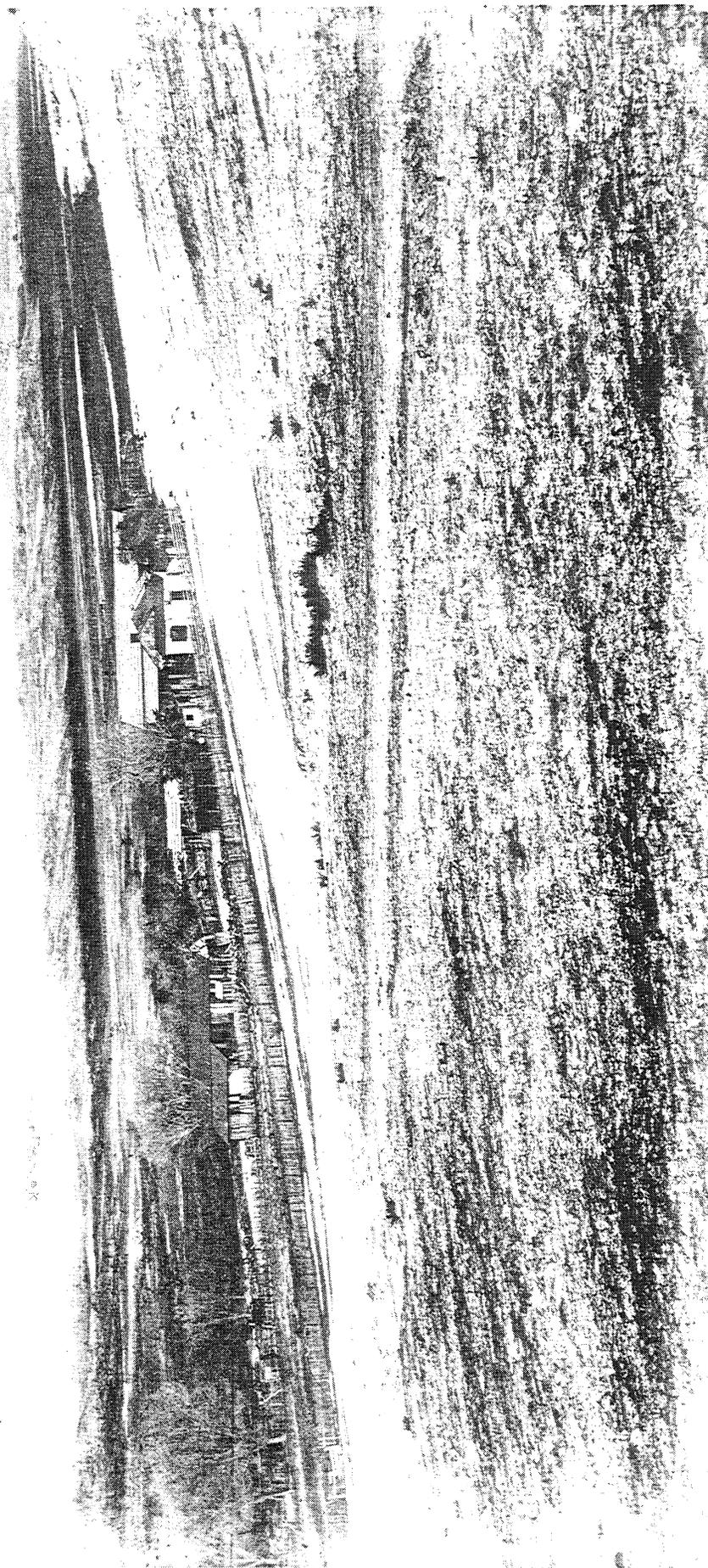
FLOOR PLAN EVOLUTION: SECOND PHASE, CIRCA 1857.



FLOOR PLAN EVOLUTION: THIRD PHASE, CIRCA 1888-1923.



FIELD SKETCH: NORTHWEST ROOM INTERIOR, WEST ELEVATION



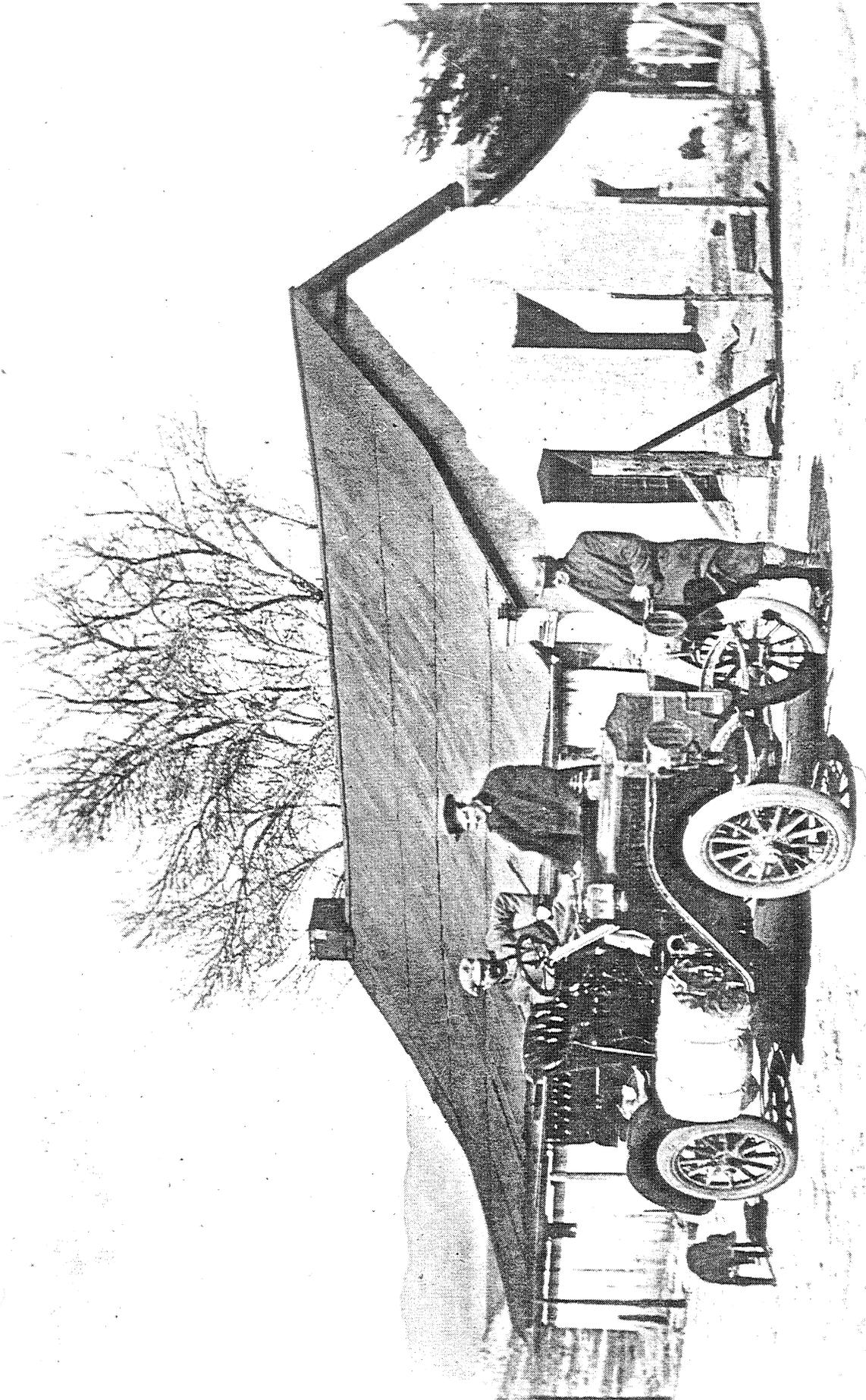
CONTEXTUAL VIEW OF WARNER'S RANCH FROM SOUTHWEST CIRCA 1900. (Note Overland Trail adjacent to ranch buildings and San Diego Cutoff crossing foreground.)

Photograph courtesy of San Diego Historical Society



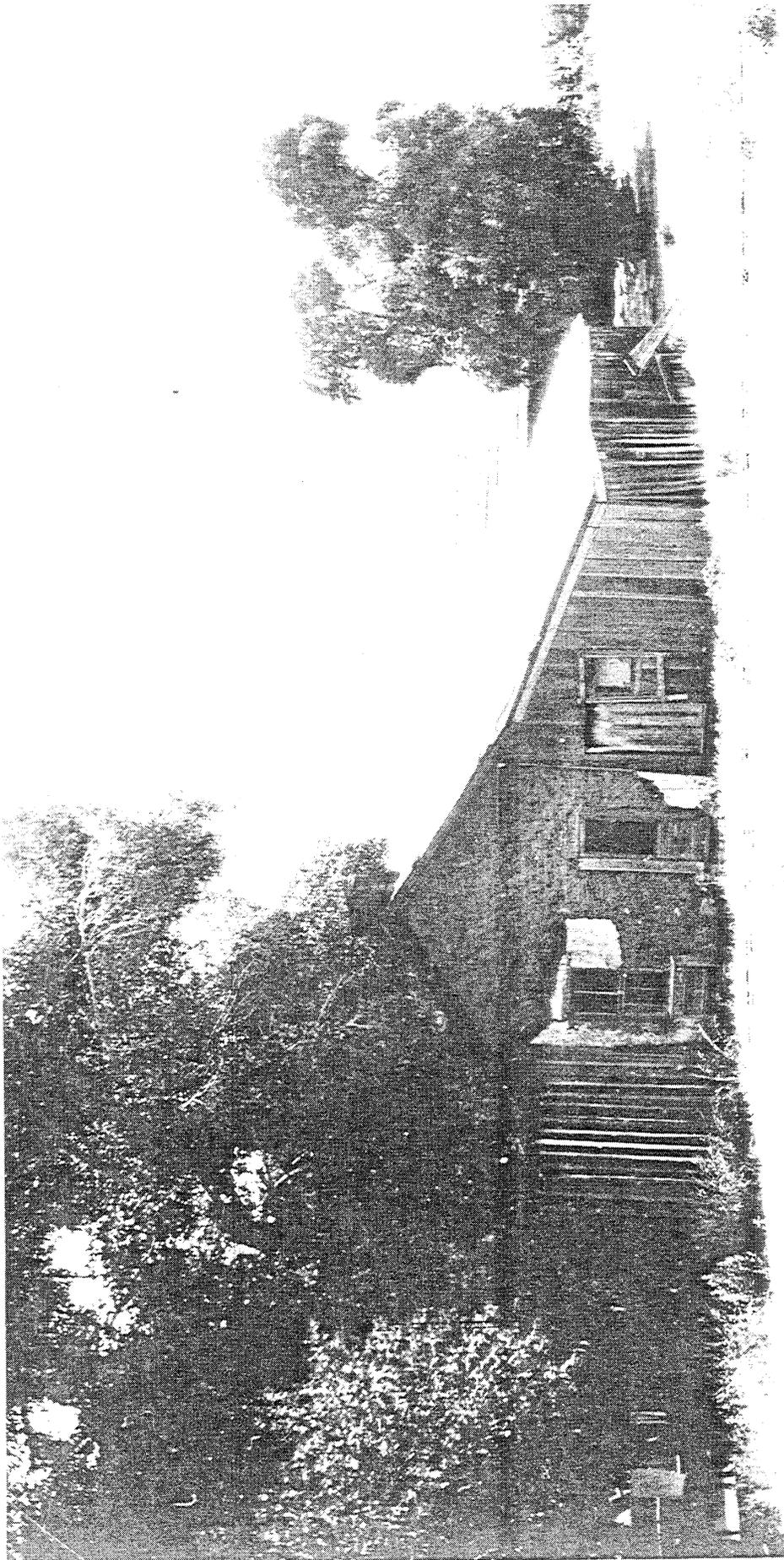
SAM TAYLOR AND CHILD IN FRONT OF WARNER'S RANCH HOUSE CIRCA 1904.

Photograph courtesy of San Diego Historical Society



THREE PEOPLE AND AUTOMOBILE IN FRONT WARNER'S RANCH HOUSE CIRCA 1910-20.

Photograph courtesy of San Diego Historical Society



WARNER'S RANCH HOUSE, WEST AND SOUTH ELEVATIONS CIRCA 1929.

Photograph courtesy of San Diego Historical Society



WARNER'S RANCH HOUSE, EAST ELEVATION CIRCA 1929.

Photograph courtesy of Shirley Morse Candelaria



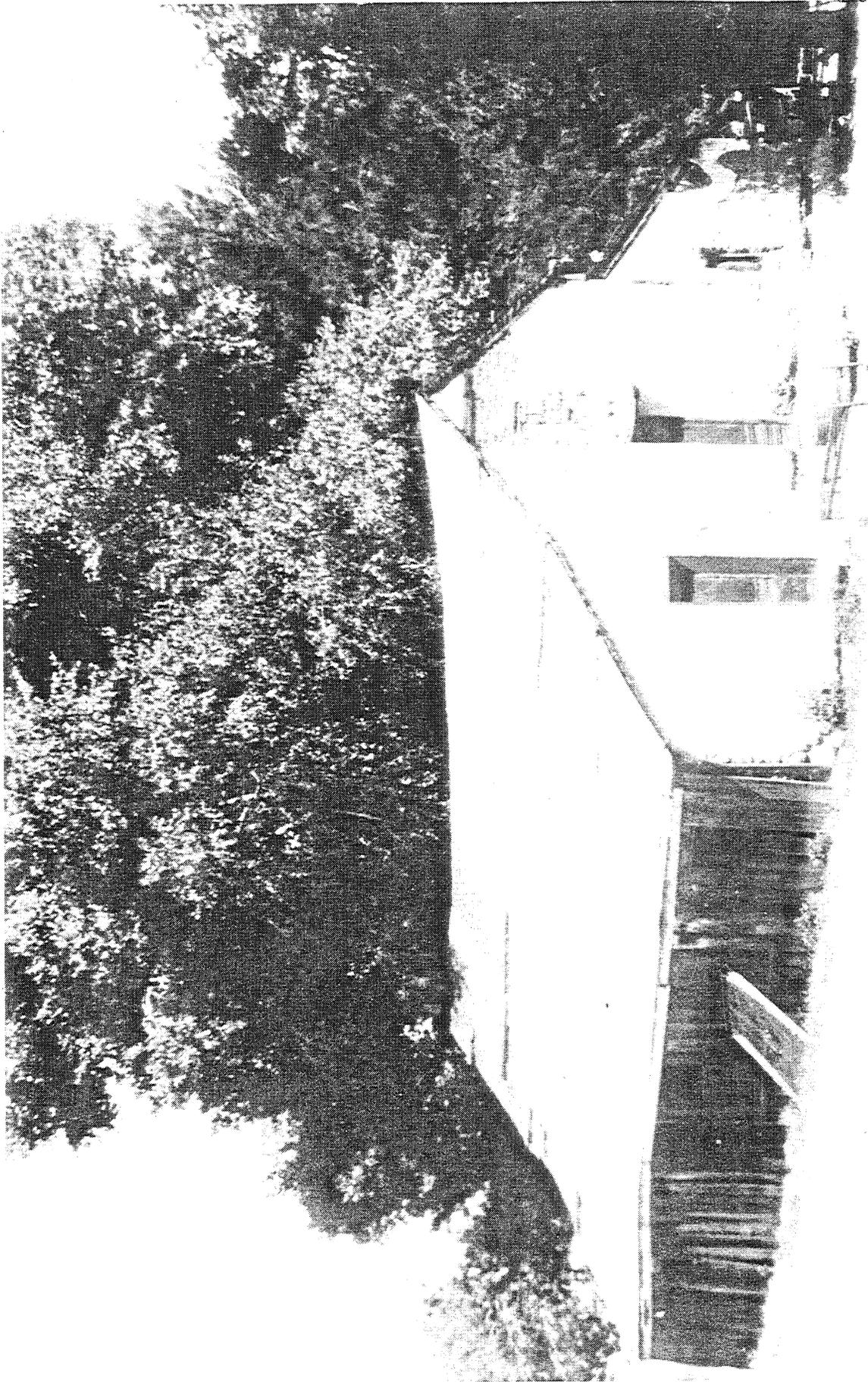
SHIRLEY CALIFF MORSE WITH COWBOYS AT WARNER'S RANCH CIRCA 1929.

Photograph courtesy of Shirley Morse Candalaria



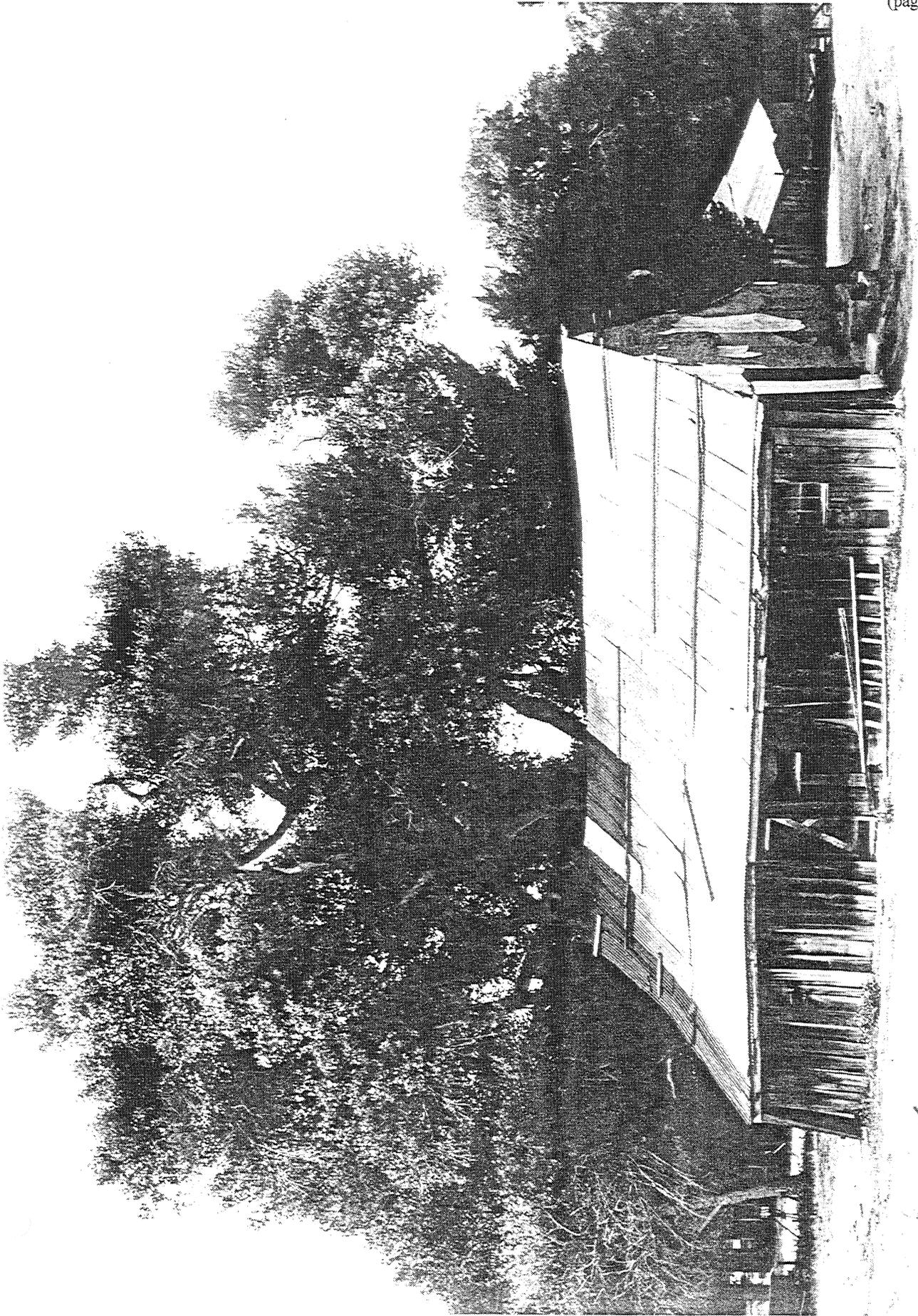
WARNER'S RANCH HOUSE, WEST ELEVATION CIRCA 1930.

Photograph courtesy of San Diego Historical Society



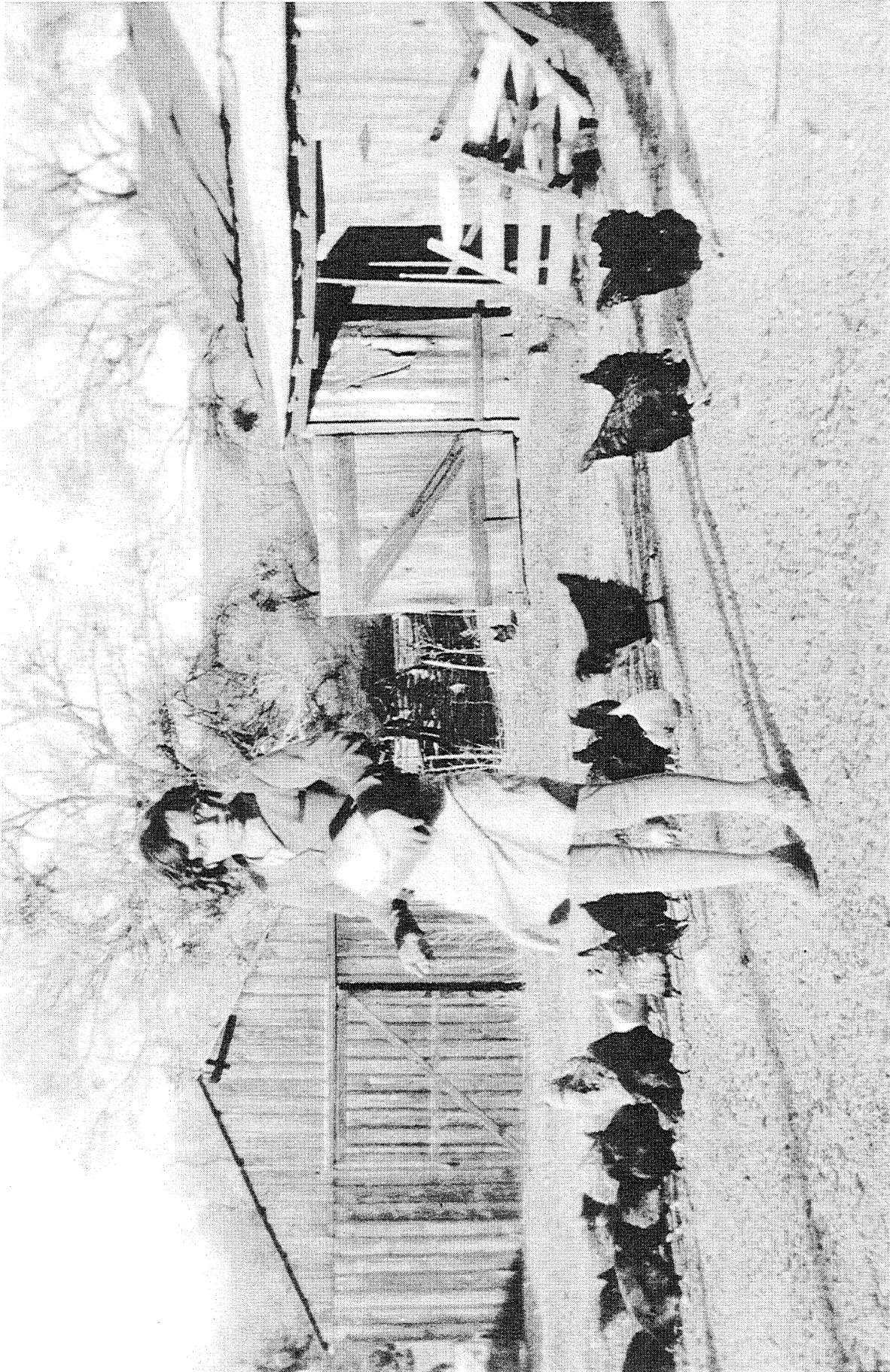
WARNER'S RANCH HOUSE, SOUTH AND EAST ELEVATIONS CIRCA 1930.

Photograph courtesy of San Diego Historical Society



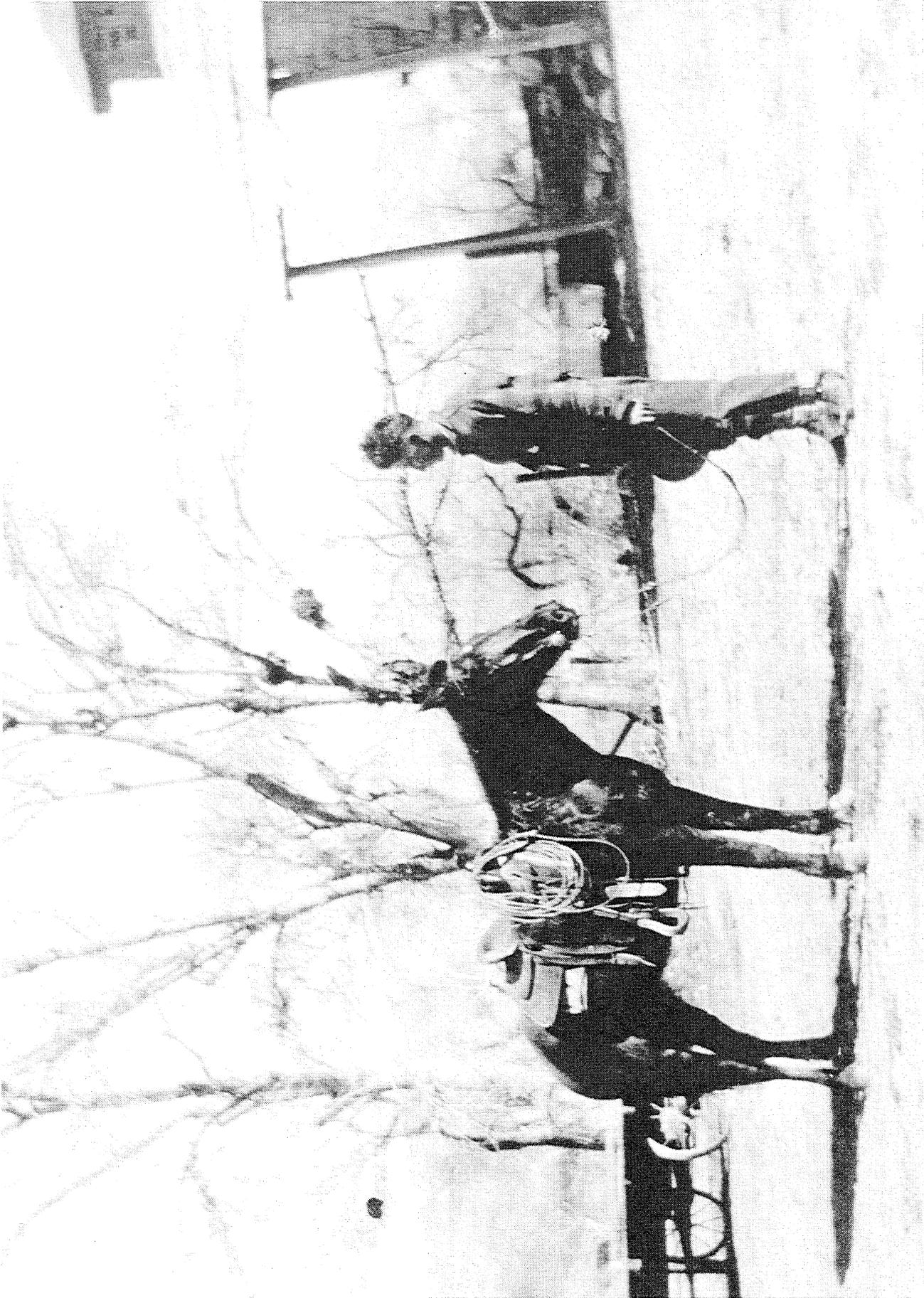
WARNER'S RANCH HOUSE, SOUTH ELEVATION CIRCA 1930.

Photograph courtesy of San Diego Historical Society



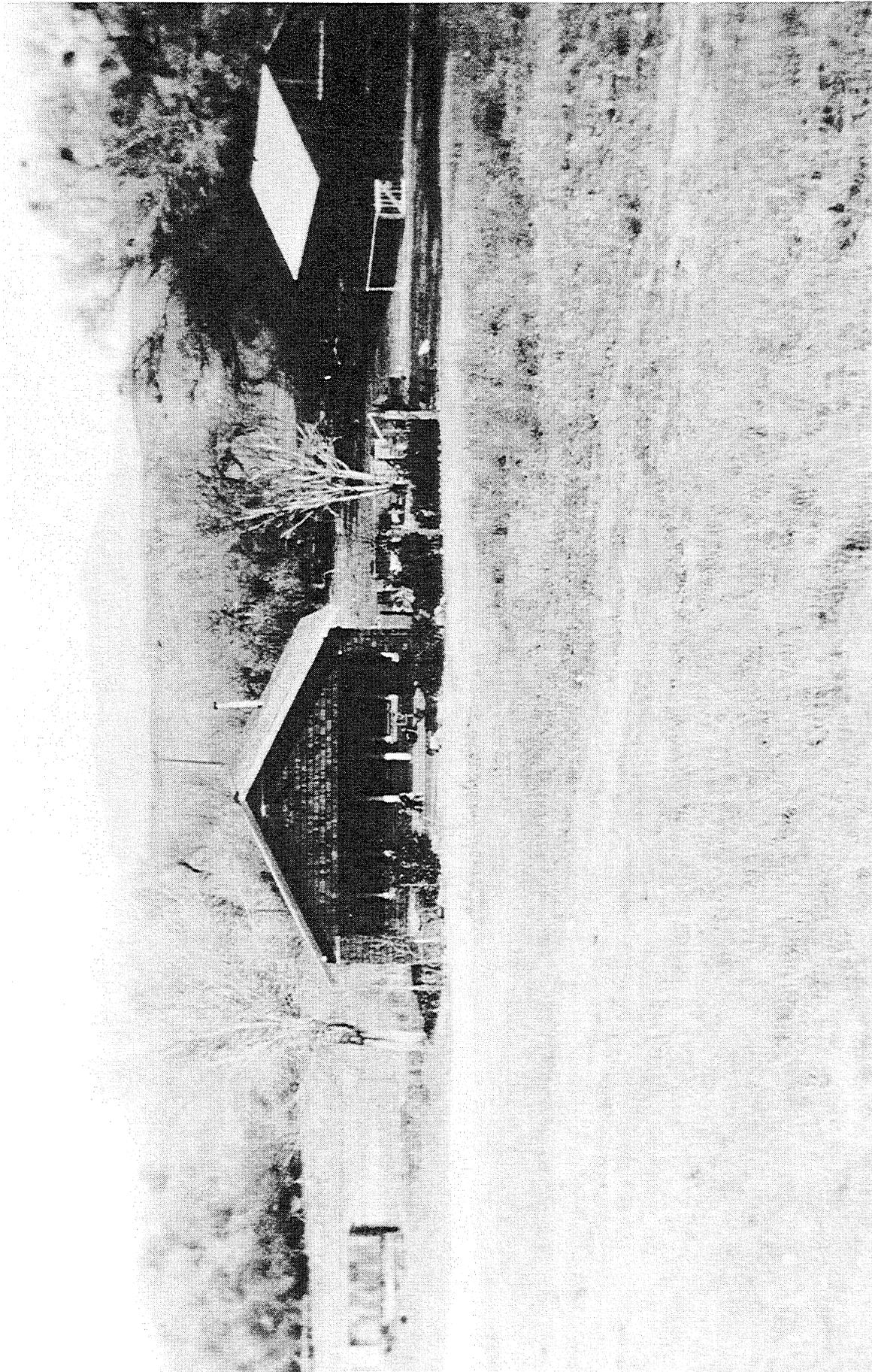
SHIRLEY CALIFF MORSE AT WARNER'S RANCH CIRCA 1934.

Photograph courtesy of Shirley Morse Candelaria



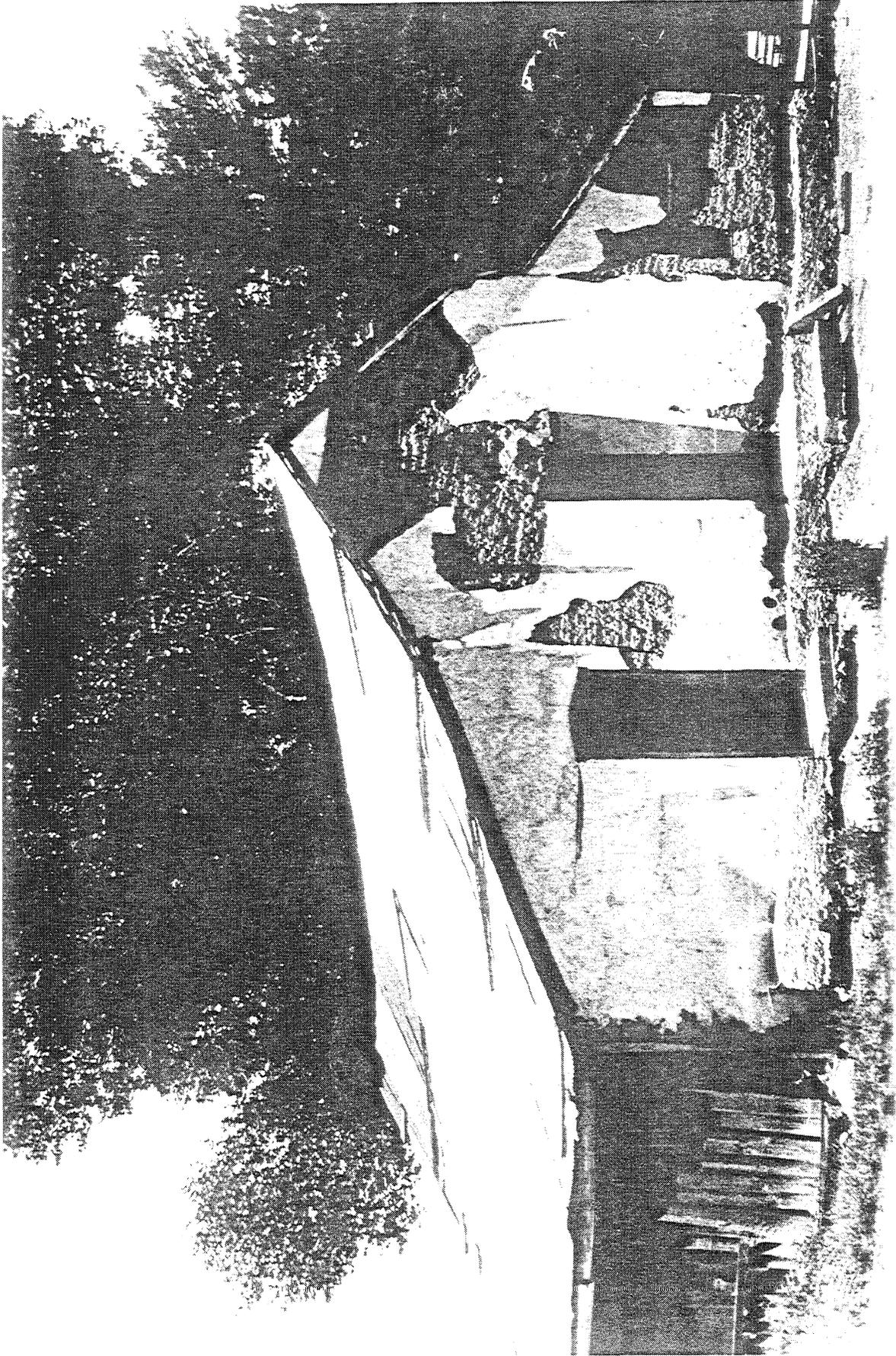
COWBOY AND HORSE AT WARNER'S RANCH CIRCA 1934.

Photograph courtesy of Shirley Morse Candelaria



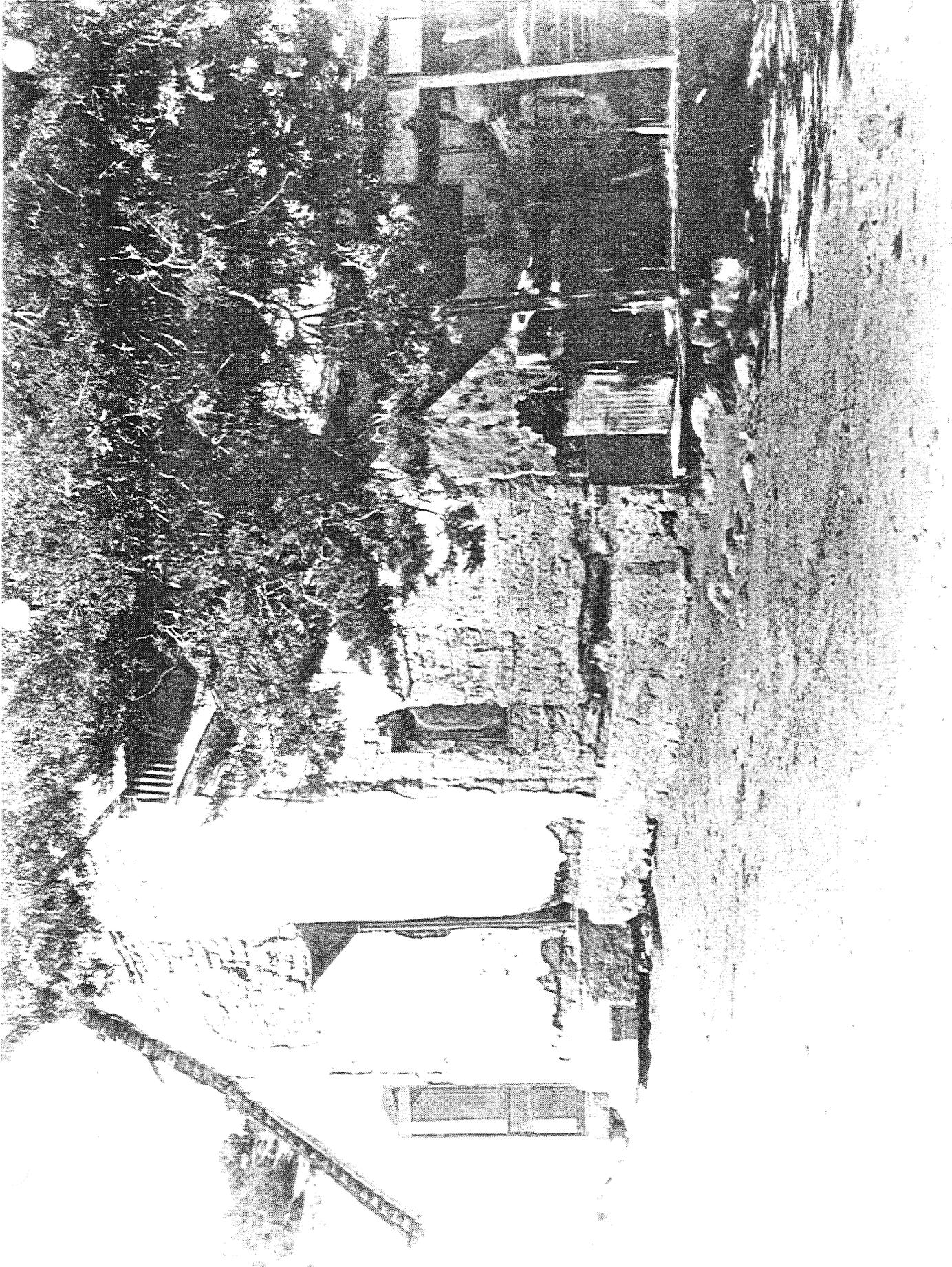
OUTBUILDINGS AT WARNER'S RANCH HOUSE CIRCA 1934.

Photograph courtesy of Shirley Morse Candalaria



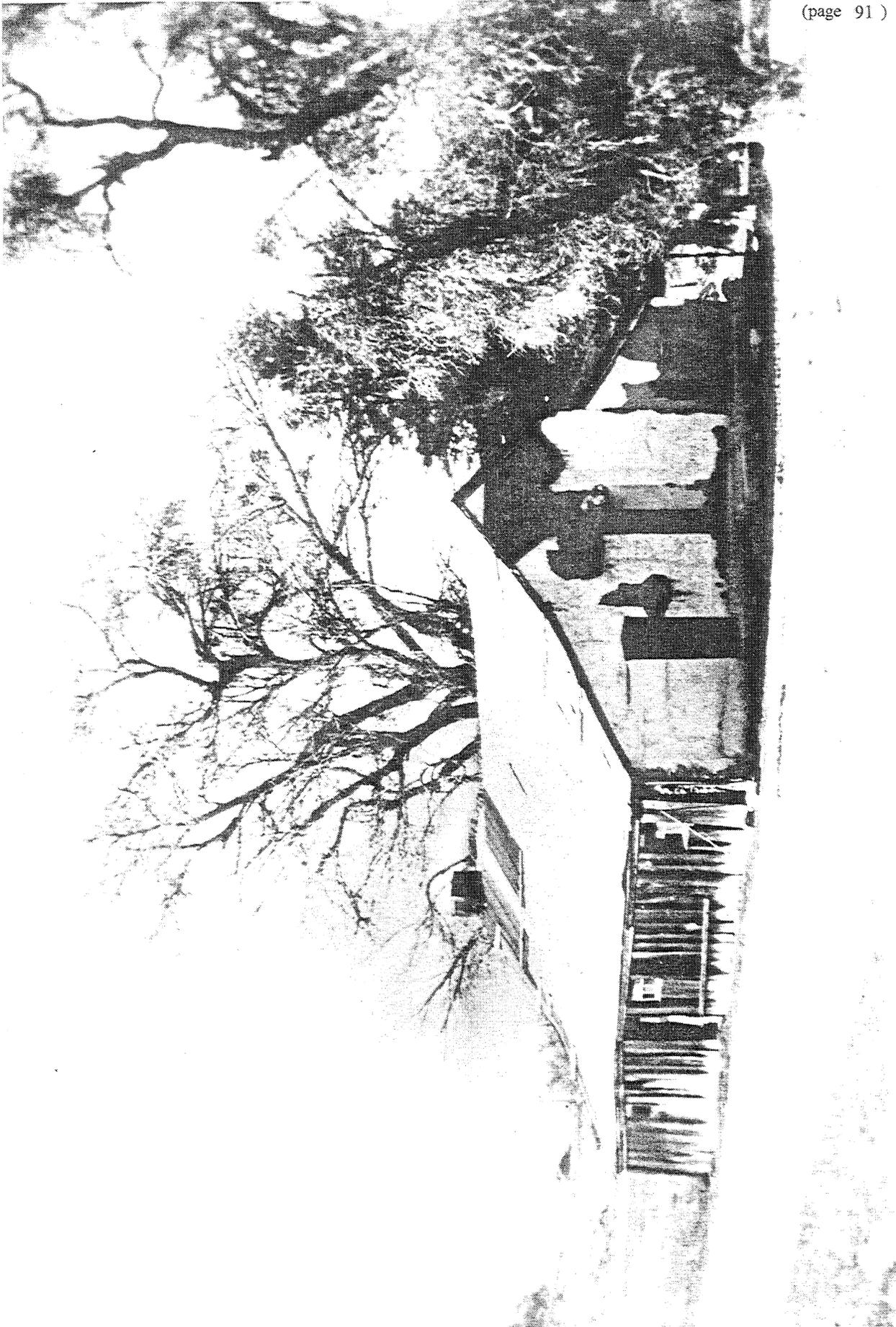
WARNER'S RANCH HOUSE, EAST ELEVATION CIRCA 1935.

Photograph courtesy of San Diego Historical Society



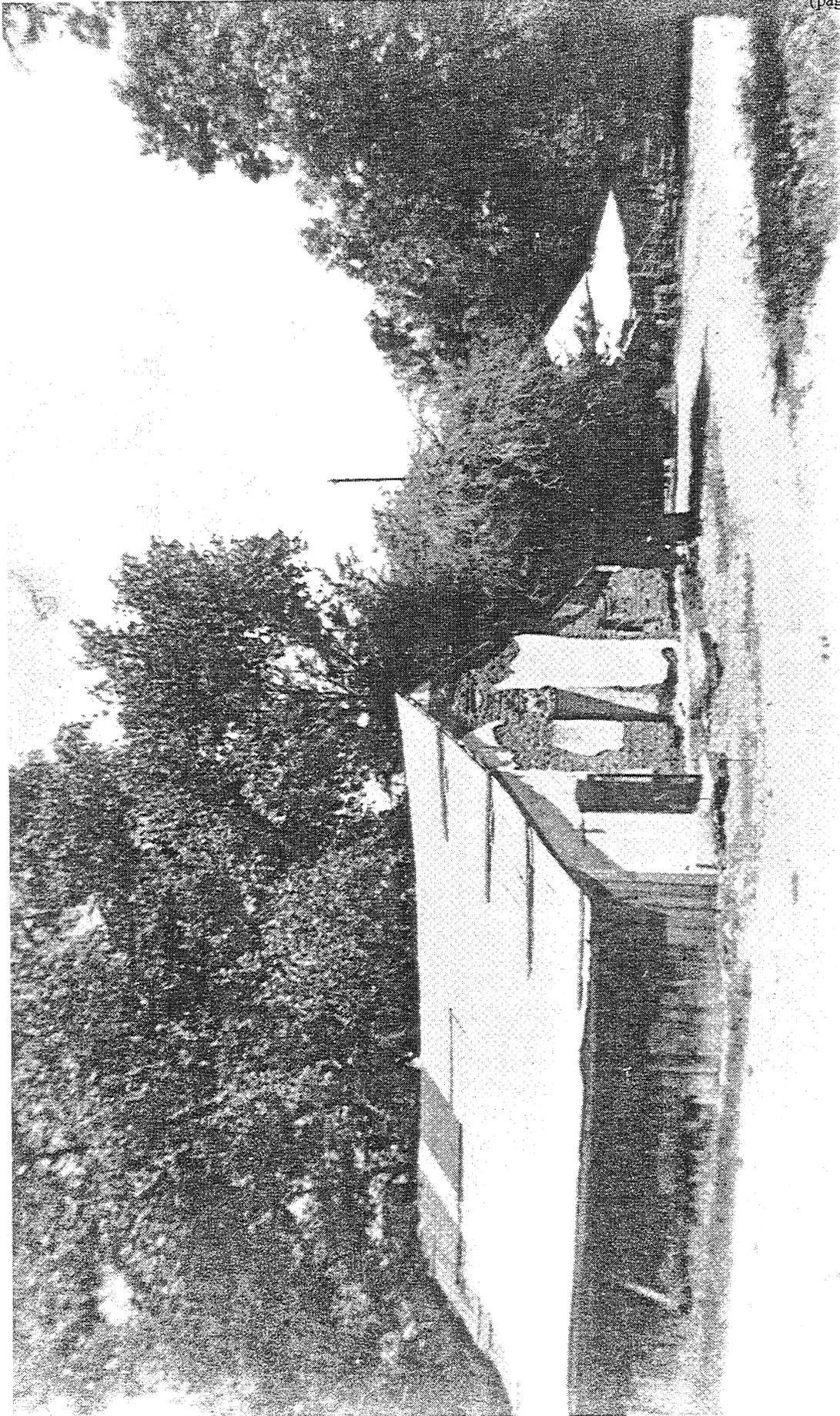
WARNER'S RANCH HOUSE, EAST ELEVATION CIRCA 1935.

Photograph courtesy of San Diego Historical Society



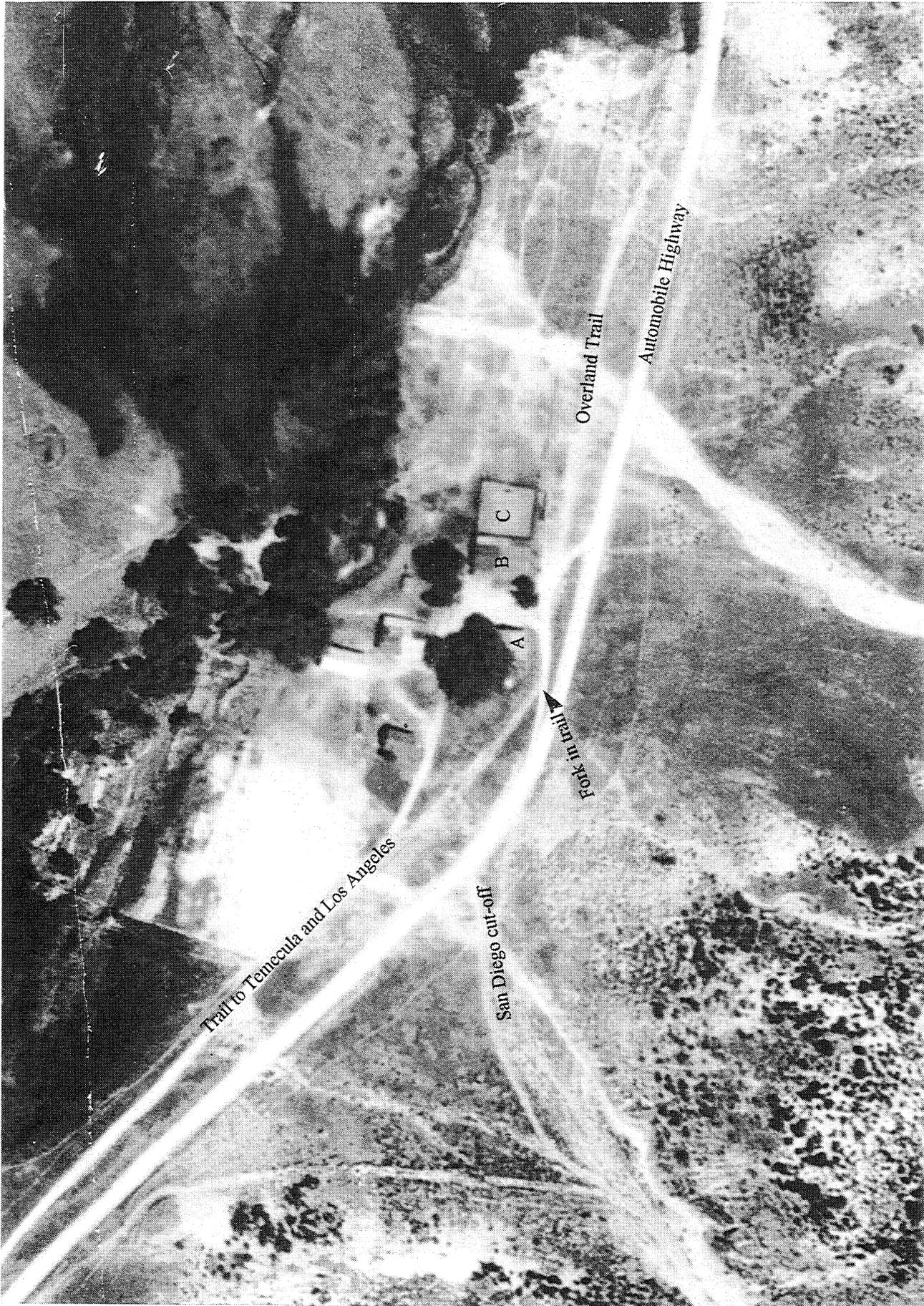
WARNER'S RANCH HOUSE, SOUTH AND EAST ELEVATIONS CIRCA 1935.

Photograph courtesy of San Diego Historical Society



WARNER'S RANCH HOUSE, SOUTH AND EAST ELEVATIONS CIRCA 1939.

Photograph courtesy of San Diego Historical Society



LEGEND
A = Ranch House
B = Barn
C = Corral

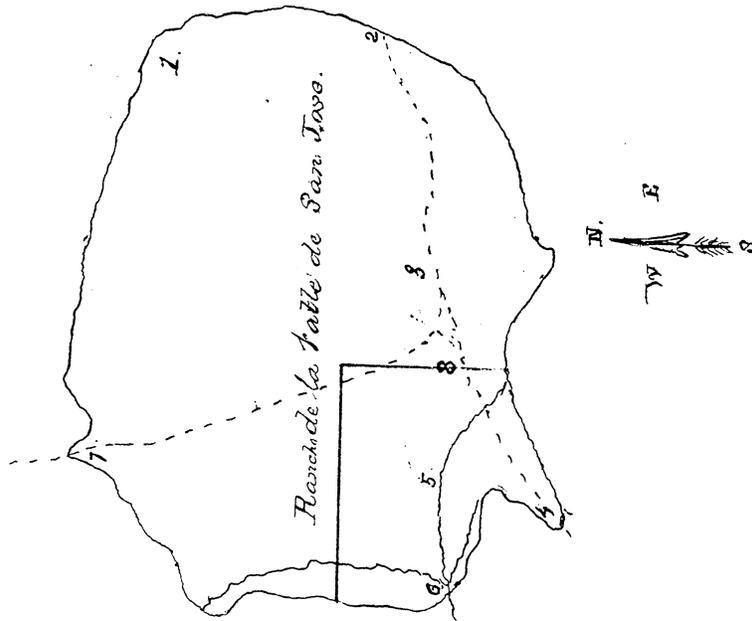
1928 AERIAL PHOTOGRAPH OF WARNER'S RANCH

Source: County of San Diego Mapping Division, 1928 Aerial Survey

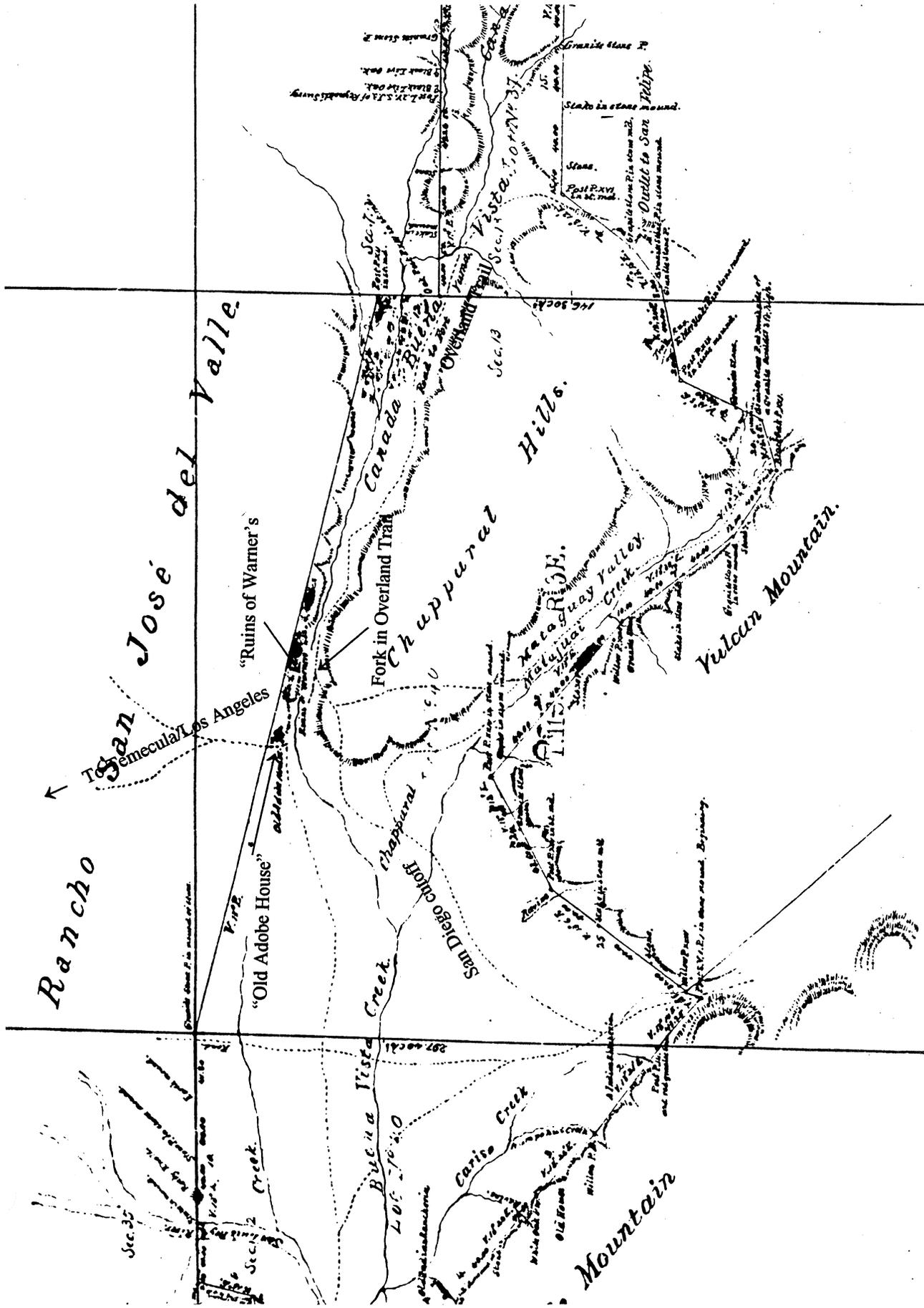


REGIONAL MAP SHOWING LOCATION OF WARNER'S RANCH

- No 1. Agua Caliente
- " 2. Pass to San Felipe
- " 3. Buena Vista
- " 4. Carrisabito
- " 5. San Jose, Indian Village
- " 6. Heads of San Luis Rey River
- " 7. Road to Temecula
- " 8. Oak Tree marked W.



MAP SUBMITTED IN 1859 BY ANITA AND J. J. WARNER SHOWING THE LOCATION OF THEIR HOUSE AT BUENA VISTA (MAP #3), AT THE FORK IN THE OVERLAND TRAIL.



PORTION OF THE PLAT OF RANCHO VALLE DE SAN JOSÉ, SURVEYED BY WILLIAM MINTO IN 1878 (with notations added by authors)

Source: On file San Diego County Operations Center, Mapping Division