

# BARN-TRADING POST

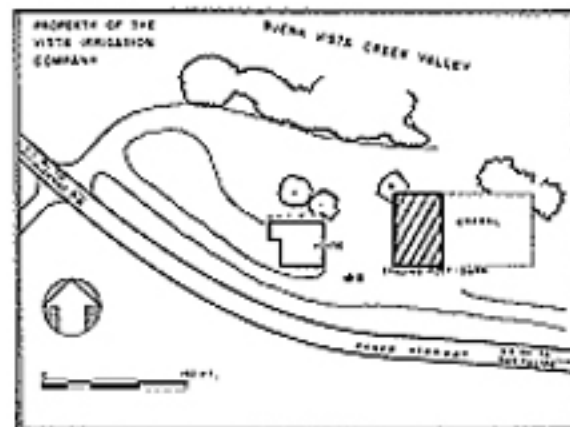
## WARNER RANCH, SAN DIEGO COUNTY, CALIF.

JONATHAN TRUMBULL WARNER VISITED THIS VALLEY IN 1831, AND ACQUIRED THE RANCH IN 1844. EARLY PORTIONS OF THE RANCH HOUSE AND BARN (PROBABLY LATER USED FOR THE TRADING POST) WERE BUILT ABOUT 1845. IT BECAME A WELL-SUPPLIED TRADING POST FOR IMMIGRANTS AFTER THEIR LONG TREK ACROSS THE SOUTHWESTERN DESERTS.

DURING AN INDIAN RAID IN 1851, THE BUILDINGS WERE BURNED. WARNER MOVED TO LOS ANGELES, AND THE STRUCTURES REMAINED IN RUINS. BUT IN 1858 THEY WERE REBUILT TO BE USED AS A WAY STATION FOR BUTTERFIELD'S OVERLAND MAIL COMPANY.



LOCATION MAP



SITE PLAN

RECORDED BY THE UNITED STATES  
NATIONAL PARK SERVICE

THIS PROJECT WAS FINANCED FROM FUNDS OF THE MISSION 60 PROGRAM OF THE NATIONAL PARK SERVICE UNDER THE DIRECTION OF CHARLES S. POPE, SUPERVISING ARCHITECT, HISTORICAL STRUCTURES.

MEASURED 1962 BY A. LEWIS ROUE. DRAWN 1963 UNDER THE SUPERVISION OF MELVIN M. ROYCH, ARCHITECT, TEXAS A & M UNIVERSITY, BY STUDENT ASSISTANT ARCHITECTS, ROBERT J. FONG OF THE UNIVERSITY OF IDAHO, JAMES L. PITTS OF THE UNIVERSITY OF WASHINGTON, AND HOWARD SPECTOR OF THE UNIVERSITY OF COLORADO.

DESIGNED BY HOWARD SPECTOR

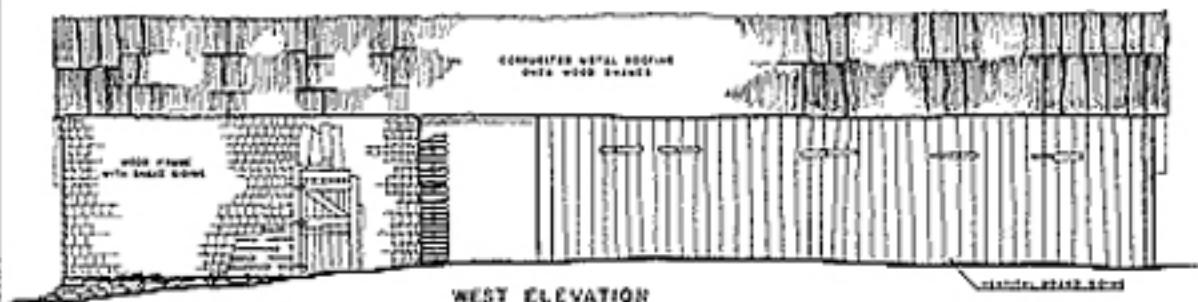
WESTERN OFFICE  
NATIONAL PARK SERVICE  
UNITED STATES DEPARTMENT OF THE INTERIOR

WARNER RANCH  
BARN-TRADING POST  
SAN DIEGO COUNTY CALIFORNIA

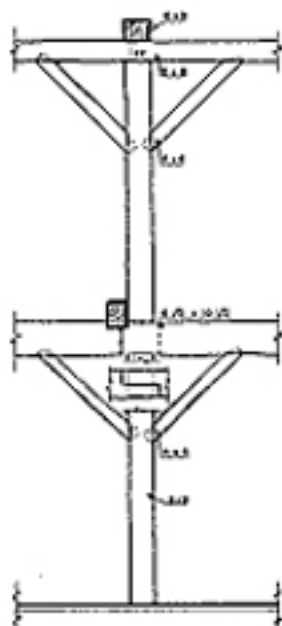
SHEET NO.  
CALIF.  
425

HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 1 OF 3 SHEETS

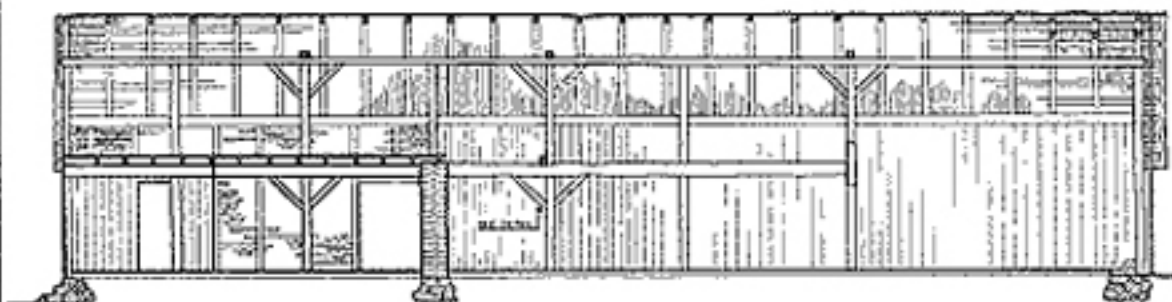
SCALE OF 1/4" = 1'



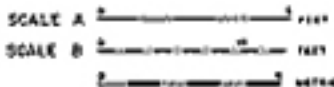
WEST ELEVATION  
SCALE B



DETAIL  
TIMBER FRAMING  
SCALE A



LONGITUDINAL SECTION LOOKING EAST  
SCALE B



DESIGNED BY: RICH FEND, JAMES PIERCE

WESTERN OFFICE  
NATIONAL PARK SERVICE  
SMITHSONIAN INSTITUTION  
WASHINGTON, D. C.

UNITED STATES DEPARTMENT OF THE INTERIOR  
BARN-TRADING POST  
WARNER RANCH SAN DIEGO COUNTY CALIFORNIA

SURVEY NO.  
CAL  
425

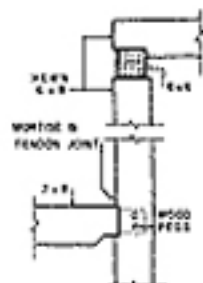
HISTORIC AMERICAN  
BUILDINGS SURVEY  
SHEET 2 OF 3 SHEETS

SCALE OF DRAWING  
SEE SHEET



**SOUTH ELEVATION**

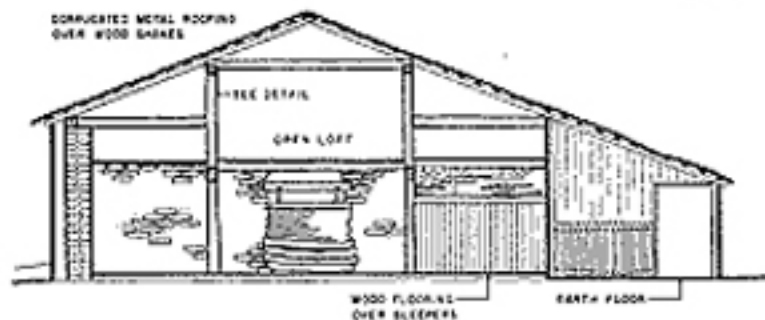
SCALE B



**DETAIL OF TIMBER FRAMING JOINTS**

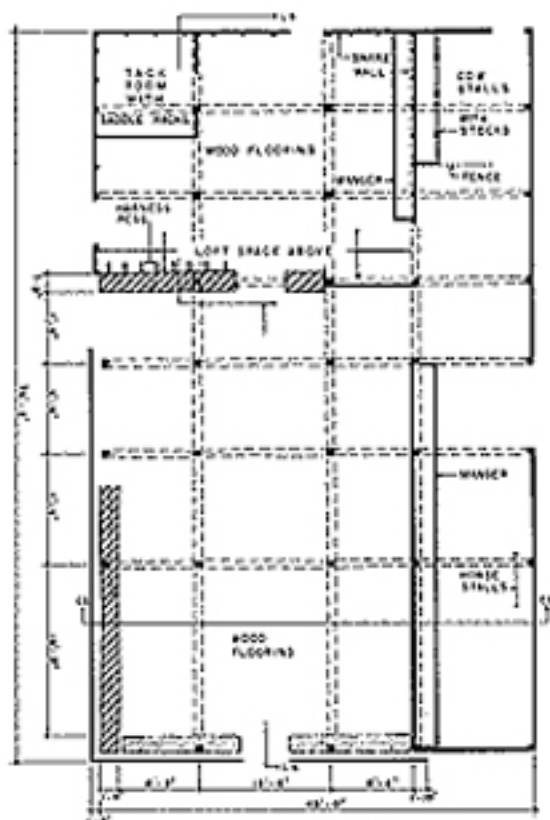
SCALE A

CONCRETE METAL ROOFING  
OVER WOOD SHEATHS



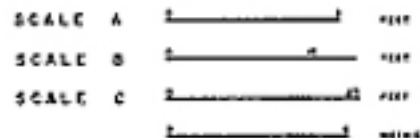
**CROSS SECTION**

SCALE B



**PLAN**

SCALE C



Warner Ranch - Barn-Trading Post  
Near Warner Springs  
San Diego County  
California

HABS No. CAL-425

HABS  
CAL  
37-WARNLV,  
18.

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

HABS  
CAL-  
37-WARNER  
18:

PHOTOGRAPH-DATA BOOK REPORT  
HISTORIC AMERICAN BUILDINGS SURVEY

CAL-425  
Page 1

WARNER RANCH, TRADING POST-BARN

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

CAL-425

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Pico in 1840,<sup>1</sup> 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.<sup>2</sup> 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.<sup>3</sup>

Further detailed historical information and references are included under CAL-424, Warner Ranch, Ranch House.

## REFERENCES

1. Morrison, Lorrin L. - WARNER, The Man and The Ranch - 1962, p. 17
2. Ibid - p. 75
3. Wright, William Lawton - THE WARNER'S RANCH BUTTERFIELD STATION PUZZLE - Booklet, reprinted from The Westerners Brand Book, Book Nine, Los Angeles Corral - 1961, p. 8

## BIBLIOGRAPHY

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 Edwards, E. I., Lost Oasis along the Carrizo  
 Emory, W. H., Notes of a Military Reconnaissance  
 Hayes, Benjamin, Pioneer Notes from the Diaries of,  
 Hill, Joseph J., The History of Warner's Ranch and Its Environs  
 Hoover and Rensch, Historic Spots in California - 1948 Revised Edition  
 Morrison, Warren L., WARNER, The Man and The Ranch - 1962  
 Wright, William Lawton, THE WARNER'S RANCH BUTTERFIELD STATION PUZZLE

## ARCHITECTURAL DESCRIPTION

The surviving buildings at the ranch and trading post consist of a one-story adobe ranch house (CAL-424) and trading post-barn

constructed of hand hewn timber frame with remnants of adobe walls that are covered with board and batten weather boarding.

EXTERIOR

Overall Dimensions - Approximately 46' x 76'. Remnants of adobe walls at south and west sides and the adobe cross wall, approximately 48' from south front, indicate that the building was built in stages at various times and may have at one time served a purpose of greater significance than as a barn. A butt joint on the adobe wall on the west side approximately 15' from the south wall and the difference in texture and erosion of the adobe brick as well as structural variations, also indicate variable construction periods.

Foundation - Field stone

Wall Construction - Sundried adobe brick, board and batten weather boarding, wood frame and shake siding at tack room at northwest corner of building; and board and batten stable lean-to at east side.

Roof - Gable roof, pitched 6 in 12, peeled log rafters 4" plus diameter at approximately 30" o.c. and 1" rived sheathing strips at approximately 16" o.c. Wood shake roof, patched and overlaid with corrugated iron.

INTERIOR

Interior Framing - Rough hewn posts and beams with mortise and tennon connections secured with wood pegs and braced with struts and knee braces dapped and pegged. Intermediate posts are two-story with upper posts bearing on 8 $\frac{1}{2}$ " x 10 $\frac{1}{2}$ " longitudinal girder placed approximately 7'-8", floor to top of girder.

Floor to top of top girder is 14'-9". Floor to top of wall girt is approximately 10'-4".

Row of columns of center bay are 13'-8", center to center.

Flooring - 1 x 6 T&G over sleepers on ground.

GAL-425  
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NOTE

Northwest section, approximately 28' x 35', is of wood frame and is layed out for tack room and grooming stables with a mezzanine floor at 8' level.

Prepared by

*A. Lewis Koue*

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National Park Service

February 1963

APPROVED:

*Charles S. Pope*

Charles S. Pope, AIA  
Supervising Architect, Historic Structures  
Western Office, Design and Construction  
National Park Service

DATE: *February 23, 1963*



CAL, 37-WARN.V, 1B-

California

San Diego

Warner Springs

HMI

3s

2p

4d

State

County

~~XT6306~~ Vicinity

Barn Trading Post - Warner Ranch

(CAL-425)

Structure

Library Material: Pages of a Report, 4; Photographs, 2;  
Measured Drawings, 3.

History: Built ca. 1844 as a barn for the ranch of  
Jonathon Trumbull Warner; it was later used as a trading  
post for immigrants entering California. In 1851, it was  
burned in an Indian raid, but was rebuilt in 1858 and was  
used about three years as a way-station for Butterfield's  
Overland Mail Co. The Warner Ranch is a Registered Nat.  
Hist. Landmark and Calif. Hist. Landmark #311.

INKED CRONARS, REPRODUCIBLES

FN-201 (over)

NO COVER

Form 10-444 (2/62) 9408

HISTORIC AMERICAN BUILDINGS SURVEY

Description: Early walls were of adobe. Rebuilt using walls and roof framing of hewn timber, morticed and pegged. Exterior walls are vertical siding of rough planks. Storage area, stables and tack room with grooming stalls. Shake roof, board and batten weather boarding.

References: Warner, The Man and The Ranch, Warren L. Morrison, 1962. The Warner's Ranch Butterfield Puzzle, Wm. L. Wright, 1961. Historic Spots in California, Hoover and Rensch, (Revised) 1958.

Index Card Prepared by: Melvin M. Rotsch, Professor, Texas A&M University, Summer Advisory Architect, WODC, NPS  
August 1965