

PROPOSAL TO PROVIDE
RESEARCH AND DOCUMENTATION
ON THE OSUNA ADOBE

January 31, 1985

INTRODUCTION

The following proposal has been prepared in response to a request for research and documentation on the original Osuna adobe, located in Rancho Santa Fe. It is understood that the adobe structure and land on which to place it has been offered under the condition that efforts to secure the adobe be accomplished within an eighteen-month period.

BACKGROUND

Preservation of the Osuna is warranted on the basis of present condition and significance of the structure in terms of regional and local history of the early settlement of California during the Spanish, Mexican and American periods. The adobe was built around 1836-1840 by Juan Maria Osuna on land granted to him by the Mexican government for his support to the Mexican revolution of 1831. Prior to that time, Osuna served as a corporal in the Spanish Army at the Royal Presidio of San Diego. The land on which Osuna settled and built his home, although initially a provisional grant, was confirmed as a regular grant shortly before the Americans gained possession of California.

Juan Maria Osuna contributed to development of the San Diego area as a politician and rancher. In 1834, he became the first alcalde (mayor) of San Diego when the little settlement situated below the presidio was organized as a Pueblo. Within a short time he became magistrate and also served as administrator of the San Diego Mission.

Don Juan Maria Osuna lived out his days at Rancho San Dieguito. The adobe ranch house served as the activity center for the rancho of this respected Californio. Osuna died in 1851, but his family retained ownership of the property until 1906, when Rancho San Dieguito was acquired by the Santa Fe Land Improvement, a subsidiary of the Santa Fe Railroad. Although the name of the Osuna holdings was changed to Rancho Santa Fe, the adobe remained in the midst of the newly developed community as a landmark reminder of earlier times, the romantic times of the Californios.

The Osuna adobe remains today, although it has undergone restoration and remodeling. Few historic adobes of early California have been so well preserved. Those that have been saved from the impact of development and neglect now serve as examples of the interest and dedication of concerned individuals and organizations. Others can enjoy a step into the early dwellings of California and relate to the architectural, cultural and developmental history associated with these structures.

The scope of services presented below is designed to provide data for members of the Ranch Santa Fe community that will assist in the preservation process related to this early landmark.

SCOPE OF SERVICES

The scope of services is divided into two phases to enable acceptance of a single phase to meet immediate needs, or both phases to provide a foundation for future endeavors.

Phase I: Historic Research

Goal: The goal of proposed services under Phase I is to provide an accurate history of the Osuna adobe and establish significance of the structure through extensive research and documentation.

Method: Historic literature and material will be thoroughly and systematically investigated by examination of the following resources:

- Primary sources: Letters, diaries, journals, and unpublished manuscripts available at state, county, and local repositories.
- Secondary sources: Newspapers, articles, and books written by local authors and other interested researchers.
- Maps: Historic plat maps or sketches available at local historical societies or libraries.
- Photographs: Historic photographs available at local repositories.
- Interviews: Documents on other unknown sources of information are often provided through interviews with family members or a review of existing oral interviews available at local historical societies.

Phase II: Preservation Research

Goal: Additional research is proposed to explore alternative methods or moving the adobe structure to a new site. Retention of historical value will be considered of major importance.

Possible options to research include but are not limited to:

- move the adobe intact
- dismantle the structure and reassemble using existing construction material
- dismantle the existing structure, replicate the adobe blocks, and reassemble, integrating salvagable components of the structure.

Method: A review of current literature will be conducted on the preservation of adobe structures and associated problems. Based on a brief investigation, the possibility of moving the adobe intact appears low because of the nature of the material and method of construction. The feasibility of this option using recent techniques will be considered further, however, along with other alternatives. Potential sources for information will include consultation with the following individuals or agencies:

- National Trust for Historic Preservation
- State Office of Historic Preservation in California, Arizona and New Mexico
- National Park Service
- Heritage Conservation and Recreation Service
- The Association for Preservation Technology
- Adobe restoration experts, such as Gil Sanchez and George Chambers
- Architectural publications
- San Diego County Historian

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SCHEDULES/DELIVERABLES

- Phase I: Three copies of the historic research report will be provided four weeks after acceptance of proposed services for Phase I.
- Phase II: Three copies of the preservation research report will be provided three weeks after acceptance of proposed services for Phase II.
- Phase I and II: Six copies of a combined historic and preservation research report will be provided six weeks after concurrent acceptance of Phases I and II.

COST ESTIMATE

The proposed cost for services outlined for each Phase or combined phases is as follows:

Phase I:	\$800.00
Phase II:	\$300.00
Phase I and II:	\$1000.00

The cost, estimated on a fixed fee basis, will not be exceeded without written permission from you. The offer to provide the offered scope of services will be in effect for a period of three months after submittal of this proposal. A first payment of \$200.00 will be required at start of work to cover initial costs. A statement for the remaining balance will be submitted following completion of services. Final payment will be due 30 days after receipt of the invoice.

ADDITIONAL WORK

The stated fee does not cover additional requests for services or materials beyond those stated in this proposal, such as presentations or reproduction of reports and photographs. If required, these items would be billed on a time-and-material basis.

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EDUCATION: M.A. History, emphasis in historic preservation,
University of San Diego, 1984
B.A. Anthropology, emphasis in archaeology,
San Diego State University, 1979

PROFESSIONAL EXPERIENCE:

1983 to Present Independent Consultant. Provides services in the areas of historic preservation and cultural resource management for private concerns and public agencies including: historical research on structures and document preparation to submit applications for potential inclusion in the National Register of Historic Places and the local Registry of Historical Sites; and environmental impact investigations and cultural resource analysis.

Recent projects include participation in an Historic Resources Inventory in El Cajon, California, and an inventory of historic sites in western Arizona; coordination of laboratory requirements and personnel, resource analysis and report contribution for several large scale archaeological projects in San Diego County; and a private biography of a San Diego designer and builder.

1980 to 1983 Westec Services, Inc., San Diego, California

Project Archaeologist, Environmental Division. Responsible for implementation, coordination, resource analyses and reports for environmental impact investigations. Involvement included supervision and scheduling of survey and excavation programs, formulation of research designs and project specific methods. Tasks included assessment and evaluation of cultural resources for determination of potential National Register status, and coordination with clients and agencies.

Additional responsibility involved proposal writing, control of various project budgets, project coordination and supervision of the cultural resources laboratory.

1977 to 1980 Westec Services, Inc.

Associate Archaeologist. Provided assistance to project archaeologists in various capacities. Tasks included field and laboratory projects, frequently in a supervisory position.