

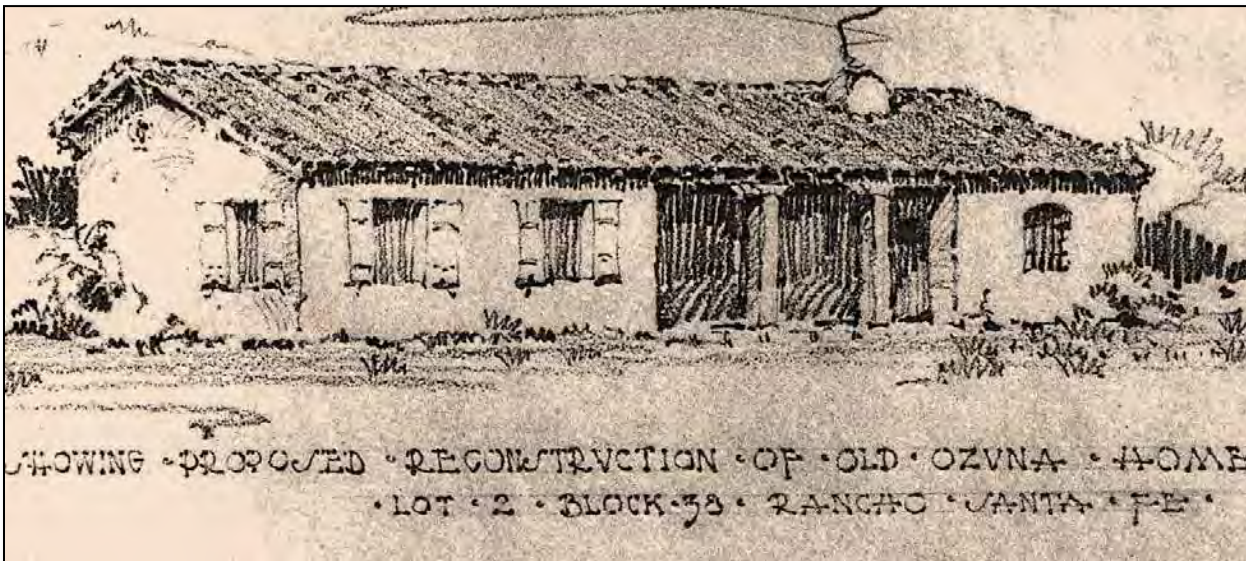
OSUNA ADOBE #1

CULTURAL LANDSCAPE REPORT

PREPARED FOR:
RANCHO SANTA FE ASSOCIATION AND THE OSUNA ADOBE COMMITTEE



ABANDONED OSUNA #1 ADOBE, FRONT ELEVATION, CIRCA 1900, *COURTESY RSF HISTORICAL SOCIETY*



OSUNA REHABILITATION RENDERING BY ARCHITECT LILIAN RICE FOR A. H. BARLOW, FRONT ELEVATION, CIRCA 1924
COURTESY RSF HISTORICAL SOCIETY

PREPARED JULY 2011
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COVER PHOTOS:

TOP: The condition of the abandoned Osuna Adobe, circa 1900, front elevation

BOTTOM: Lilian Rice's rendering of the rehabilitation of the Osuna Adobe, circa 1924, front elevation

ACKNOWLEDGEMENTS:

Rancho Santa Fe Association

RSFA Osuna Committee Members

Rancho Santa Fe Historical Society

Historic images courtesy RSF Historical Society Photo Archives, except where otherwise noted

Angeles Leira, Translator

California Lot Book, Inc.

QUOTE:

“The attempt to derive meaning from landscapes possesses overwhelming virtue. It keeps us constantly alert to the world around us demanding that we pay attention not just to some of the things around us but to all of them—the whole visible world in all its rich, glorious, messy, confusing, ugly, and beautiful complexity.”

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I. INTRODUCTION

The Osuña Adobe #1 and its surrounding 27.5 acreage is a culturally historic landscape consisting of the original historic Osuña #1 Adobe [circa 1831-1928]; a 1930s complex of horse stables; a later complex of stables; various horse training corrals, paddocks and arenas; maintenance out structures; and a modern residence at the most southern end of the property. Today the grounds are but a fraction of the original Rancho San Dieguito granted to Don Juan Maria Osuña in 1845.

Much has been written about the cultural layering of this vernacular landscape, called Rancho San Dieguito; from pre historical periods; to Spanish Colonization [1769-1824]; the Mexican Republic [1822-1850] and eventually American statehood for [Alta] California in 1850. According to the National Park Service Landscape Definitions:

***Historic vernacular landscape** – a landscape that evolved through use by the people whose activities or occupancy shaped it. Through social or cultural attitudes of an individual, a family, or a community, the landscape reflects the physical, biological, and cultural character of everyday lives. Function plays a significant role in vernacular landscapes. (NPS Guidelines for the Treatment of Cultural Landscapes, 1996)*

The Cultural Landscape Report will briefly summarize these periods in history but will concentrate on the history of the land, its function and use, and appropriate treatment recommendations toward the preservation, and rehabilitation of its character to better interpret its history.

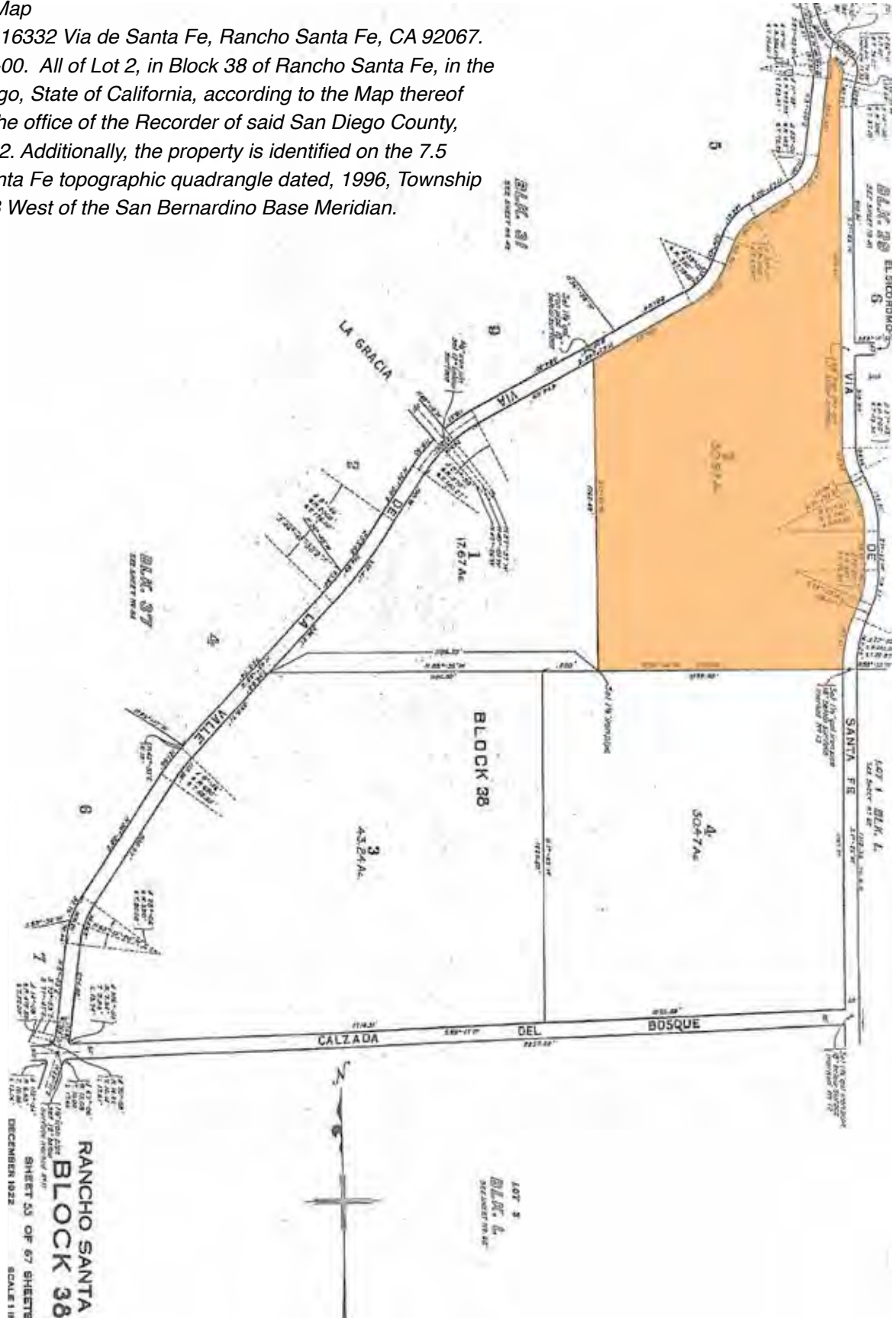


Figure 1.0 Location of Osuña #1
Source: USGS

I. INTRODUCTION

Figure 1.1 Parcel Map

Legal Description: 16332 Via de Santa Fe, Rancho Santa Fe, CA 92067.
APN# 268-172-10-00. All of Lot 2, in Block 38 of Rancho Santa Fe, in the
County of San Diego, State of California, according to the Map thereof
No. 1742, filed in the office of the Recorder of said San Diego County,
December 28, 1922. Additionally, the property is identified on the 7.5
USGS Rancho Santa Fe topographic quadrangle dated, 1996, Township
13 South, Range 3 West of the San Bernardino Base Meridian.



A. PURPOSE AND INTENT

In order to protect and preserve the remaining extant historic resources, and essential missing elements of the Osuna Adobe #1 and grounds, a focused cultural landscape investigation was undertaken. The RSF Association engaged Cultural Landscape Specialist Vonn Marie May, and Landscape Architect Laura Burnett FASLA, to prepare an investigation heretofore known as the Osuna Adobe #1 Cultural Landscape Report (CLR). The report includes a brief site history; documentation of historic conditions; documentation of existing conditions; historical significance evaluations; period(s) of significance; and treatment recommendations for the long-term preservation and stewardship of the property in order to retain its authenticity and historic integrity.

It is incumbent upon an historical organization to steward its primary artifact, its land and property, not just as per responsible standards but to also set an example for the larger public in the treatment and disposition of historical properties. This property, after all, is the last vestige of the Osuna legacy with public access in non-profit ownership.

B. SCOPE OF WORK AND METHODOLOGY

Because of future changes proposed to the property it was deemed necessary to preliminarily document, assess, and forward treatment recommendations for the site prior to projects going forward. The entire site is considered commemoratively historic as a remnant of the original Rancho San Dieguito as granted to Don Juan Maria Osuna by Mexican Governor Pio Pico in 1845. The Adobe was listed on the County of San Diego's Historic Register in March of 2009, which assumed further documentation would be forthcoming. Prior to local designation the entire Rancho Santa Fe Covenant, et alia, was included on the State Historic Register in 1989, Site No. 982. The State landmark was amended in 2004 to include the Ranch's cultural landscape values within the Covenant and was approved by the State Historic Preservation Office in Sacramento, CA [SHPO Letter of Approval in Appendix C].



Figure 1.2 State Historic Landmark Plaque

I. INTRODUCTION

As per the County of San Diego, and the State of California the guiding principles for all present and future work shall conform to The Secretary of the Interior's Standards for Rehabilitation, and, the Guidelines for the Treatment of Cultural Landscapes. The four treatment approaches for all preservation work, in both architecture, and cultural landscapes, are the following:

PRESERVATION

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials, of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

REHABILITATION

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical or cultural values.

RESTORATION

Restoration is defined as the act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical and plumbing systems and other code-required work to make properties functional is appropriate within a restoration project.

RECONSTRUCTION

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location. Pertinent Standards that will guide the future disposition of the Osuna #1 Adobe and grounds will be:

NATIONAL REGISTER SIGNIFICANCE EVALUATION CRITERIA

Significance evaluation criteria was developed by the National Register of Historic Places program, which lists properties that are significant in our nation's history and prehistory. According to the National Register, historic significance may be present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association which meet at least one of the four National Register significance criteria:

NR Criterion A:

Property is associated with events that have made a significant contribution to the broad patterns of history.

NR Criterion B:

Property is associated with the lives of persons significant in our past.

NR Criterion C:

Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

NR Criterion D:

Property has yielded or is likely to yield information important in prehistory or history.

Significance Summary:

The Osuna Adobe and surrounding grounds have the potential to meet National Register Criterion A for broad patterns of California history; and Criterion D for the potential of as yet known archaeological artifacts.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*
2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*
3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*
4. *Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*
5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*
6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*
7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*
8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*
9. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Of the ten standards for new construction work, the following is the most applicable for future uses at the Osuna #1 Adobe:

Standard (9): New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

The general rule of thumb regarding the addition of new elements in close proximity to historic buildings, structures, or sites, is to respect the historic resource through compatible design, not competing with, or diminishing the ‘space’ of original historic resources. Therefore, the CLR will act as a guiding document for appropriate restorations, rehabilitations, reconstructions, and general preservation.

As noted by the National Park Service:

A CLR must establish preservation goals for a cultural landscape. The goals must be grounded in research, inventory, documentation, and analysis and evaluation of a landscape’s characteristics and associated features. The content of a CLR provides the basis for making sound decisions about management, treatment, and use. Information about the historical development, significance, and existing character of a cultural landscape is also valuable for enhancing interpretation and maintenance.

This CLR is informed by National Park Service publications:

- *A Guide to Cultural Landscape Reports: Contents, Process, and Techniques*
- *The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*
- *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*
- *National Register Bulletin 30: Guidelines for Documenting and Evaluating Rural Historic Landscapes*
- *NPS Preservation Brief 36: Protecting Cultural Landscapes: Planning, Treatment and Management of Historic Landscapes*

Previous studies were consulted during the preparation of the CLR:

- *Two Osuna Adobes: Results of Research of Chronology and Ownership*, Roxana L. Phillips, May 1987
- *County of San Diego Historical Designation Application for the Osuna Adobe*, Brian F. Smith and Associates, 2009
- *The Osuna Adobe: Historic Structures Report*, Heritage Architecture & Planning, April 2007
- *Archaeological Investigations Report*, Greenwood& Associates, October 2009

The CLR is intended to synthesize information gathered from historical repositories, previous studies, and physical field evaluations, and will contribute to the growing body of knowledge of the site. It will also provide recommendations for necessary future study as well as specific preservation efforts that may be warranted.

Field investigations and photography were conducted in April and June of 2011. Interviews with staff and certain members of the RSF Association, the Rancho Santa Fe Historical Society and other contributive parties were conducted as well. Repositories visited were:

- University of California Berkeley, Bancroft Library
- University of California San Diego Geisel Library
- Rancho Santa Fe Historical Society Archives
- San Diego History Center Archives
- Rancho Santa Fe Association Archives
- City of San Diego Central Library, the California Room
- County of San Diego Cartography Department

THE PERIODS OF SIGNIFICANCE

1831-1906

The first unofficial land grant to the Jose Manuel Silvas family [1831]; the subsequent (2) land grants to Don Juan Maria Tomas Osuna and Maria Juliana Josefa Lopez Osuna Family, et alia [1845]; the confirmation to widow Juliana Osuna of the entire Rancho San Dieguito land grant by the U. S. government [1871]; subsequent loss of acreage and specific parcel ownership of successive Osuna family members, and the term of abandonment of the Osuna Adobe through 1906.

1906-1928

The purchase of all properties within Rancho San Dieguito by the Santa Fe Railway, DBA Santa Fe Land Improvement Company [1906]; advent of the Rancho Santa Fe Covenant and RSF Association, and the sale [post rehabilitation] of the Osuna Adobe #1 by A. H. Barlow [1928]

C. BRIEF SITE HISTORY

Historical Context ~ Colonization of Alta California

The West Coast of North America has been referred to as the last outpost of the Spanish Empire. Throughout the 16th Century Spain dominated the New World in a fervent search for wealth, the possession of lands and neophyte conversions. When the Spanish explorers found an abundance of resources, they laid claim on behalf of the Crown. Some of the first explorations to the California coast were more reconnaissance missions long before any attempt toward colonizing occurred. First Cabrillo in 1542, than Viscaíno in 1602, initially the search was for suitable harbors and sites that would act as weigh stations for the West Pacific Manila Galleons returning from the trade-rich Orient. (Braun, 1990)

Stopping at several points along the coast, mapping and naming sites as they went, Spanish explorers encountered native peoples and peacefully exchanged tokens on their way back to Mexico. At the onset of the Russian exploration of the same coast in the mid 1700s, although from north to south, Spain began planning the colonization of Alta California, Nueva España, in earnest. The structure of colonization came in three movements: the presidios [military]; the missions [Christianization of the natives]; and the pueblos [villages or towns]. Combined, these three separate efforts functioned interdependently. The Sacred Expedition of 1769 into Alta California, led by Father Junipero Serra commenced. Between 1769 and 1823, twenty-one missions were built along the coast of Alta California from San Diego to Sonoma, attendant assistencias were established nearby. Father Serra [1713-1784] founded the first nine.

During the Mexican period [1821-1848] pueblos or villages established in close proximity to the missions and presidios, although the material remains of the Spanish mission period fell into serious disrepair. Spain passed the Act of Secularization in 1833 which signaled their official departure, although a decade earlier Mexico had begun their rule and by the early 1830s had distributed former mission lands to the most loyal military echelon in the form of Ranchos, the unintended fourth and final movement.

STATEMENT OF SIGNIFICANCE: RANCHO SAN DIEGUITO AND THE OSUNA FAMILY CONTRIBUTIONS

Three Osuna men of successive generations played significant roles in three historical eras in California history. But, it was the matriarch, Juliana, who completed the history and the preservation of Rancho San Dieguito. Juan Ismerio Osuna [1745-1790] was a significant player during the Spanish period as a participant in the 1769 Sacred Expedition of Father Junipero Serra and Gaspar de Portolá; his son Juan Maria Tomas Osuna [1785-1851] was equally as significant during the Mexican Republic era as the first alcalde of San Diego, majordomo of Mission D'Alcala, justice of the peace [Old Town] and many other titles to his credit; his most eligible son and ranch manager, Jose Leandro Ynocencio Hilario Osuna [1817-1859], lived long enough to participate in the skirmishes between Mexico and the United States [1846-1848], which resulted in the American confiscation of all of Alta California and the subsequent admittance of California in 1850 as the 31st state in the Union.

The Guadalupe Hidalgo Treaty of 1848 between Mexico and the United States forever secured the American period in Western history. However, it also ensured the rights of former Rancho land grant owners to retain their lands only with sufficient documentation of provenance. After the death of the patriarch Don Juan Maria Osuna in 1851, his widow Juliana Osuna petitioned the U. S. Government for legal title of the Rancho San Dieguito Land Grant and was denied in 1851 by the U. S. Land Commission. Over the next two decades of her life she appealed and battled this new government to preserve her and the rights of her heirs to the Rancho, which brought considerable legal wrangling. Finally, in 1871 she prevailed and was granted full rights to Rancho San Dieguito as it was granted to her husband, but this time in her name.

The United States confirmed 29 Ranchos within San Diego County alone, through the same process. Figure 1.3

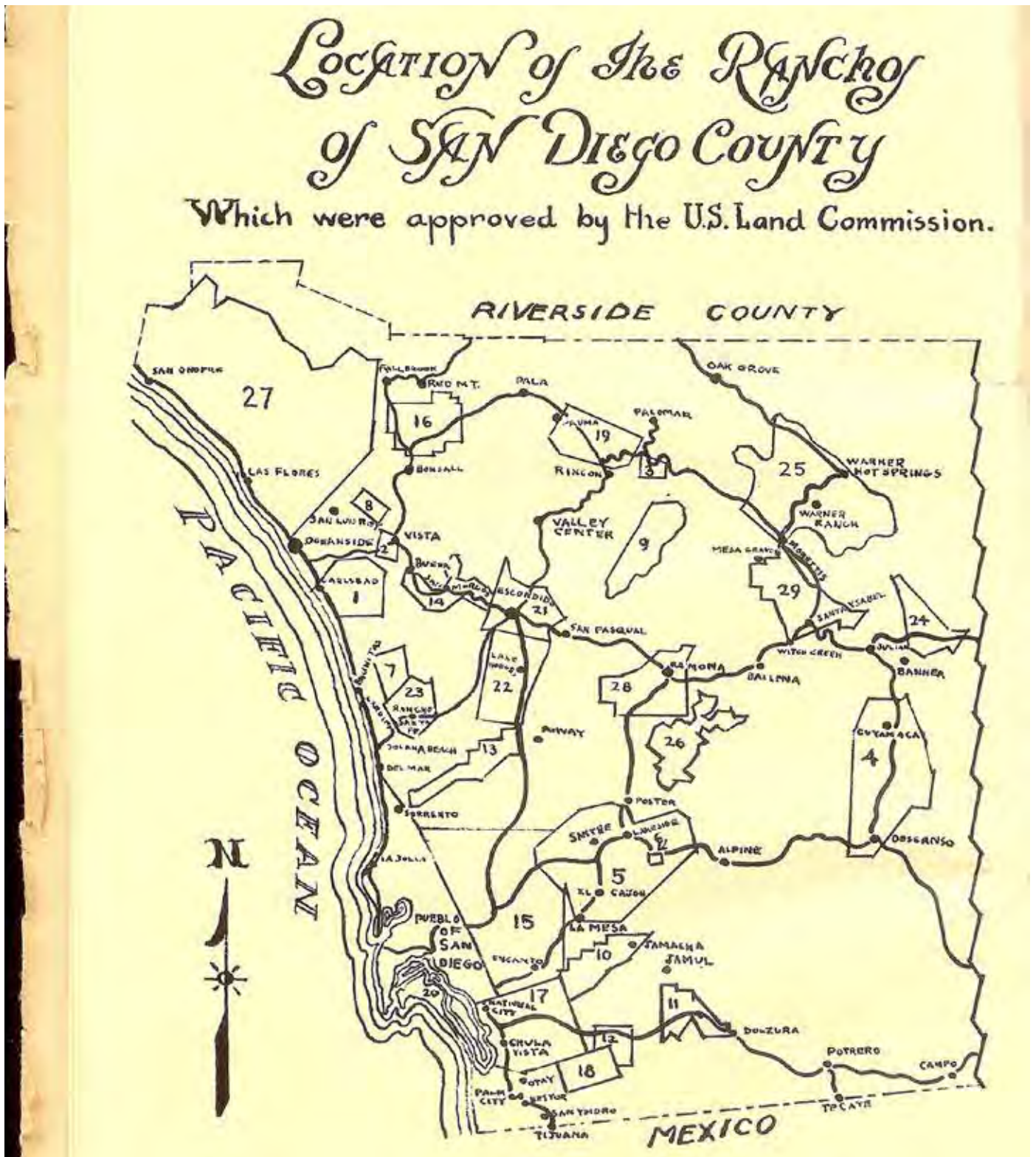


Figure 1.3 The twenty-nine Ranchoes within San Diego County [Federal Writer's Project Works Progress Administration 1939]

Six months later at the age of 84 Juliana Osuna passed away. She had outlived her husband and several of her children, and now it was up to the succeeding generation to continue the stewardship of Rancho San Dieguito. Just prior to her passing she requested of her grandchildren to be laid out on the earth at the Rancho and not in a bed or table inside the Adobe [Osuna #2] where she had lived for the last thirty years. Her dedication to her family's patrimony ensured its character through time and provided future owners the opportunity to further her heartfelt labor.

OSUNA ADOBE HISTORIC ENVIRONMENTAL SETTING

The original Rancho San Dieguito land grant was twenty miles north of the Pueblo of San Diego and five miles east of the Pacific Ocean. The Rancho was bifurcated by the San Dieguito River creating a wide swath of fertile floodplain land. Today the river is the eastern boundary of the Rancho Santa Fe Covenant with the remaining eastern portion of the land grant which was purchased by Douglas Fairbanks Sr. and named Rancho Zorro. Today it is known as Fairbanks Ranch.

Long before the Hodges Dam was constructed in 1918 by the Santa Fe Land Improvement Company under the auspices of the San Dieguito Mutual Water Company, the San Dieguito River was unwieldy and unpredictable as it drained the upper reaches of San Diego's north county all the way from Volcan Mountain. Both Osuna adobes were built on upland areas away from the erratic seasonal shorelines and were connected by a rough wagon [carreta] trail that later would become Via de la Valle. The Pacific Ocean tide came in as far as the San Dieguito River Valley in a confluence of upstream freshwater and tidal salt water, which created significant habitats for both avian and water borne creatures.

Beds of shale, sandstone and limestone, capped by white sandstone dominated the majority of the land grant. Toward the San Dieguito River floodplain and uplands were fluvial and beach deposits of gravel, sand, clay and silt. The complexity of the soil pattern was somewhat erratic

with the best soil found in the river valley, composed of very friable sandy loam. The soil in this area was the most productive and fertile of the entire Rancho. It had a moist, deep, and friable nature rendering it valuable for almost all common crops. (Dombo 1959)

The Osuna Adobe #1 is situated on relatively flat high ground well above the San Dieguito River at an approximate elevation of 60 to 80 feet above sea level. East of “the old road” [Camino Beijo, what later became known as El Camino Real] a consensus of opinion believes that the Adobe is the first known structure at Rancho San Dieguito. The topography surrounding the Adobe is gently undulating and provided reconnaissance views of anyone approaching from the San Dieguito River Valley below.

From the 1830s to 1900, the native vegetation of the most of the land grant was highly disturbed from continuous cattle, sheep, and horse ranching throughout the Mission period and the successive Silvas / Osuna / and Mannasse ownerships. The landscape surrounding the Adobe was dotted with native scrub oak, coastal chaparral, and grasslands. Later horticultural introductions, i.e., Mission Peppers, Eucalyptus, Olive, Pears and Acacia began to change the character of the semi-barren landscape. Native plant materials utilized by the local Indians along with Spanish and Mexican plant introductions caused an acculturation of non-native adaptive plants species that today defines the landscape character of rural San Diego County. Gardens around the Adobe overtime reflected the values of Spanish and Mexican functions with the use of patios, ramadas and open spaces. Plant species were used for ornament, medicine, fragrance and cooking. *Figure 1.4 Plant Materials*. For purposes of protection against ‘mauraders’ vegetation was kept well away from each adobe wall, which inadvertently may have helped to preserve the Adobe itself.

OSUNA #1 ADOBE PLANT MATERIAL				
BOTANICAL NAME	COMMON NAME	ORIGIN	CHARACTERISTICS	Spanish or Indian Names
Abutilon palmeri	Indian Malloy	Native		
Acacia farnesiana	Sweet Acacia	Australia	Deciduous, feathery, thorny, deep yellow	Huisache
Agave americana	Century Plant	Native	Grows to 6 ft. by 10 ft.	
Anise				
Archostaphylos	Manzanita	Native		
Brodiaea grandiflora	Harvest Brodiaea	Native Pacific Coast	Dark blue clusters in fields	Choofa Grass
Ceanothus spp.	Mountain Laurel	Native		
Cheiranthus (Erysimum)	Western Wallflower	Native So Cal Coast	Heirloom name, orange and yellow flowers	
Consalida ajacis	Larkspur	Southern Europe	Upright, Blossom spikes dense with flowers	Espuella
Erigonum fasciculatum	Wild Buckwheat	Native		
Eucalyptus globulus	Tasmanian Blue Gum	Australia	Fastest growing Eucalyptus, sickle-shape leaves	
Helianthus maximiliani	Bush Sun Flower	Southwest		
Heteromeles arbutifolia	Toyon, California Holly	Native CA Coastal Range	Winter bright red berries, white summer flower	
Juglans California	California Black Walnut	Native So Cal	Stems from ground level	
Lathyrus odoratus	Sweet Pea	Mediterranean	Heirloom varieties should be pursued	
Lupinus arboreus	Lupin	Native CA Coastal Range	Spring yellow, bluish, or white flowers.	
Mimulus	Monkey Flower	Native	Funnel shape, 2-lip orange flowers	
Nicotiana glauca	Indian Tree Tobacco	Native Southwest	Upright, fragrant flowers, soft oval leaves	Nuena Moza
Olea Europa	Olive Tree	Mediterranean	Fruit bearing broad headed tree	
Opuntia occidentalis	Prickly Pear	Native Southwest/Mexico	Treelike to 15 ft.	Nopal or Tuna
Phoenix dactylifera	Date Palm	Mideast, North Africa	Classic Date Palm, religious rituals	
Pimpinella spp.	Anise	Mediterranean	Medicinal, antiseptic	
Pomegranate	Pomegranate	From Iran to India/Medit.	Roundish fruit to 5" wide, upright to 20 ft.	
Portulaca	Rose Moss	South America	Low-growing, fleshy, flowers like tiny roses	
Prostanthera	Mint Bush	Australia	Mint smell foliage, profusion of small flowers	
Pyrus communis	Edible Pear, European	Europe	Heirloom species should be pursued	
Quercus dumosa	Scrub Oak	Native So Cal/Baja	Coastal scrub oak	
Rhus integrifolia	Lemonade Berry/Sumac	Native CA Coastal Range	Shrub, dark green leaves dense pinkish flowers	
Ribes malvaceum	Chaparral Gooseberry	Native CA Coastal Range	Roundish shrub, pink flowers through Fall	
Ricinus communis	Castor Bean	Africa, Asia	Large shrub, used for castor oil	Palma Christi
Salix lasiopolis	Arroyo/Sand Willow	Native Southwest	Large shrubs in riparian areas	
Sambucus mexicana	Elderberry	Native So Cal/Baja	Large shrub, fruit used for jams, jellies	
Scabiosa spp.	Pincushion Flower	Southern Europe		Viuda
Schinus molle	Mission Pepper Tree	Native to Peru, So Amer.	Willowly broad headed tree	

Sources: Nelson, Padilla, SD Union, LA Times, Western Garden Book

Figure 1.4 Osuna Adobe Historic and Native Plant Material

OSUNA #1 RANCH DEVELOPMENT

The development history of the Osuna #1 Adobe and its environs began in 1831 with a provisional grant by Mexican Governor Manuel Victoria to the Jose Manuel Silvas family (Phillips 1987, Silvas 2011). Lore persists that Jose Librado Silvas [1838-1910] built a small adobe at the highest point in the southern portion of the grant overlooking the San Dieguito River Valley [Osuna Adobe #1]. However, that myth was dispelled in the 1990s by an archaeological investigation of the only adobe built by Librado Silvas, known as the Gonzalez Canyon Adobe, in the Gonzalez Canyon which is essentially ‘melted’ and is south and outside of the Rancho San Dieguito land grant boundary (City of San Diego EIR Pacific Highlands Ranch, LDR No. 96-7918, and, descendant Abel Silvas).

The Silvas family built and occupied the Adobe and primarily farmed the property from approximately 1831-1835. Three generations of Silvas family members were included on the land grant; Librado’s grandfather, Jose Manuel Silvas, his uncle Jose Antonio Silvas, and great aunt Maria Balbanada Silvas (Abel Silvas 2011). The grant was never officially confirmed by any Governor of the Mexican Republic, possibly because of a local revolt against their grantor at the time, Governor Victoria, and his hurried return to Mexico.

By the late 1830s the Silvas had returned to San Diego and Don Juan Maria Osuna had peaceably taken possession of the entire southern portion of Rancho San Dieguito. He also was given a provisional land grant which consisted of one square Spanish league [4,428.4 acres], and by 1840 received an additional provisional one square league grant contiguous and to the north, for a total of 8,856.8 acres (Phillips 1987). In 1845 the last Alta California Mexican Governor Pio Pico, who incidentally was the godfather to one of Osuna’s sons, made both grants absolute to Don Juan Maria Osuna, et alia. Figure 1.5

I. INTRODUCTION

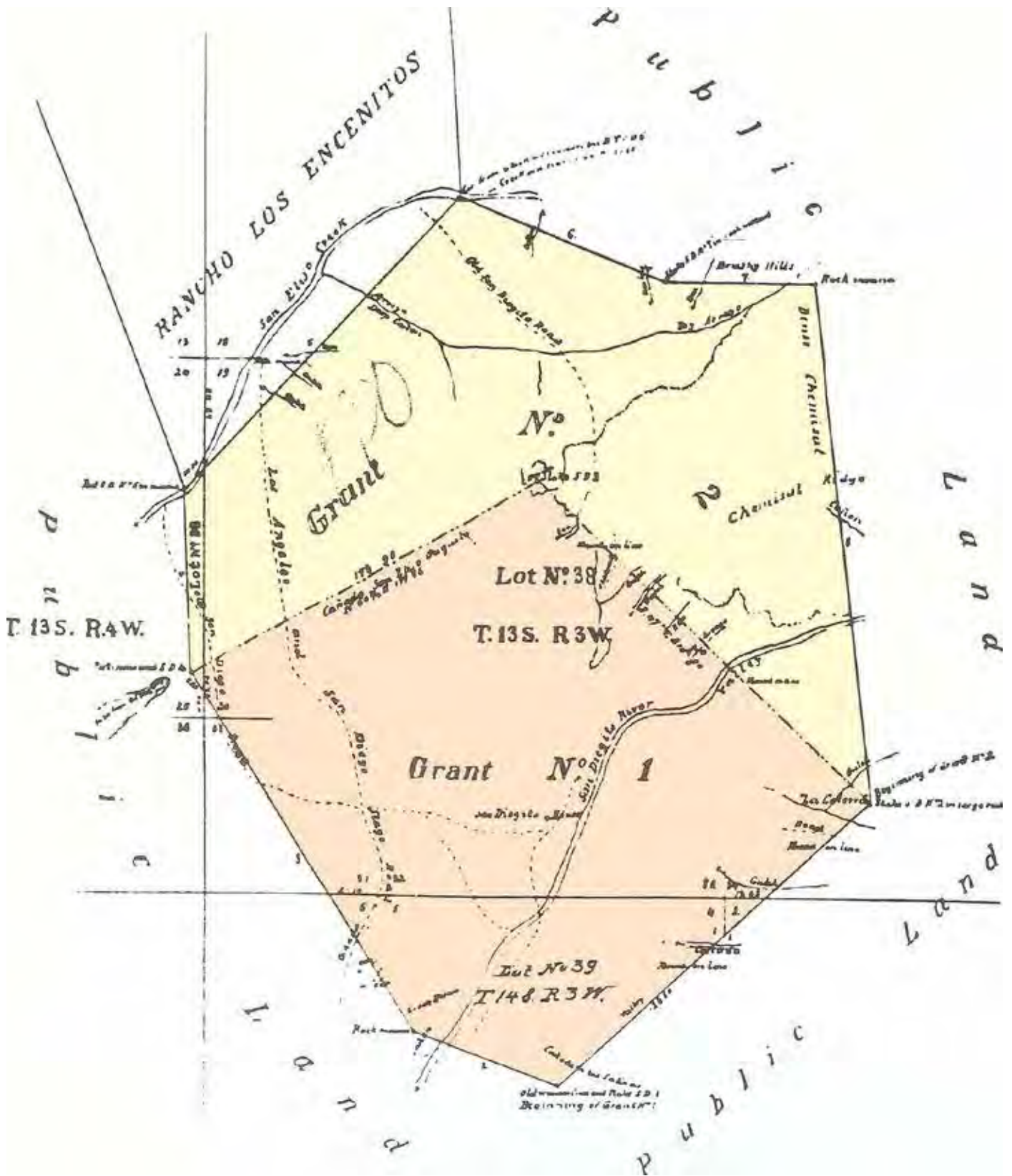


Figure 1.5 Osuna Land Grants, 1845

Initially, the small adobe was a two-room structure with a sitting room and one bedroom (Heritage 2007). Don Juan Osuna and wife Juliana maintained a home in what is now Old Town San Diego because of his myriad official duties, which required his presence in San Diego. The Osuna Adobe #1 became the home of son Jose Leandro Inocencio Hilario Osuna, the patriarch's most reliable choice to be his ranch manager. Leandro's wife, Francisca, and children occupied the home with him in what would become the central functioning ranch house for Rancho San Dieguito.

In 1840 Juan Osuna's plans for retirement were realized and he began construction on a new and larger adobe home for Juliana and himself, approximately a mile and half south of Osuna #1, which is referred to as Osuna #2. A connecting trail between the adobes was approximately a mile and half, or a half a league, and was known as the Osuna Valley Road, the precursor to Via de la Valle. It traced the toe of gentle slopes and skirted the southeast side of a natural freshwater lagoon that remains adjacent to the Adobe even today.

The Osunas, essentially considered part of the *gente de razon* class, were granted Pueblo status for Rancho San Dieguito by the Mexican Republic, [along with San Pascual and Las Flores] which meant they could maintain and oversee Indian families for purposes of Christianization, acculturation, and, of course, physical labor. It is known that an Indian Village was present at Rancho San Dieguito just south of Osuna #2 along the river valley and held 15 families with 21 children of 'good' Indians. (Pardilla 1961, Christianson & Sweet 2008).

Just six years after the completion of Osuna #2 Don Juan Maria Osuna passed away in 1851 at the age of 66.

The operation of the ranch was now in the hands of son Leandro. At this time a cattle boom was at its peak generating prosperity throughout San Diego County. Cattle raising was not necessarily meant to yield meat products but was to provide hides and tallow to be shipped back east. Another boom-bust cycle, so common in San Diego history, occurred once again and within a few short years and with the passage of the 'No Fence Act' in San Diego County the former mission lands transformed into predominantly grain-based agriculture [County Landmark Application 2009].

Another great misfortune occurred during this period when son Leandro surprisingly committed suicide on April 3, 1859, less than eight years after his father's death. The San Diego Herald reporting on the incident stated that he, "had been laboring under a pulmonary infection for a year or more, and his case appeared to be hopeless . . . at times he gave way to sudden fits of insanity" [San Diego Herald, April 9, 1859, 2:3]. The article continued, "A visiting nephew came to his home carrying a pistol, and when Leandro asked to examine it, he then bade '*adios*' to his family, and cocking the pistol he presented it to his breast, pulled the trigger, the contents penetrating his body near the heart". However, social lore attests to Leandro's ill treatment of the Indians in the care of the Osuna family. The storyline continues that the Indians came to him with a gift of a drink they had prepared for him to remedy his sickness. Leandro was sure it included a natural poison, known only to the Indians, which caused intense paranoia on his part.

Leandro and wife Francisca's son Julio was now the ranch manager. Although ranching operations and the stigma of his father's suicide, a Catholic sin, may have caused the family to vacate the home at some point. Nevertheless, several land sales transactions occurred after both Juan and Leandro's deaths and even during Juliana's ongoing pursuit of legal title to the Rancho. Land transactions occurred between 1853 and 1875, with a brief mention of a two-room adobe matching the description of the Osuna Adobe #1 setting, "one house with a sitting room and bedroom, one half corral for cattle, a corral for sheep, a one-acre garden, 'more or less fenced in'." [Landmark Application for the Osuna Adobe, 2009]

I. INTRODUCTION

Meanwhile, Juliana Osuna continued her battle against the U.S. Land Commission by collecting letters of endorsement from credible sources and finally having the land officially surveyed and confirmed by the U.S. Surveyor General. By 1868 it was decided that she had provided enough documentation and in 1871 the final decree came through signed by President Ulysses S. Grant. Figure 1.7 [Appendix B-Records from the Bancroft Library]

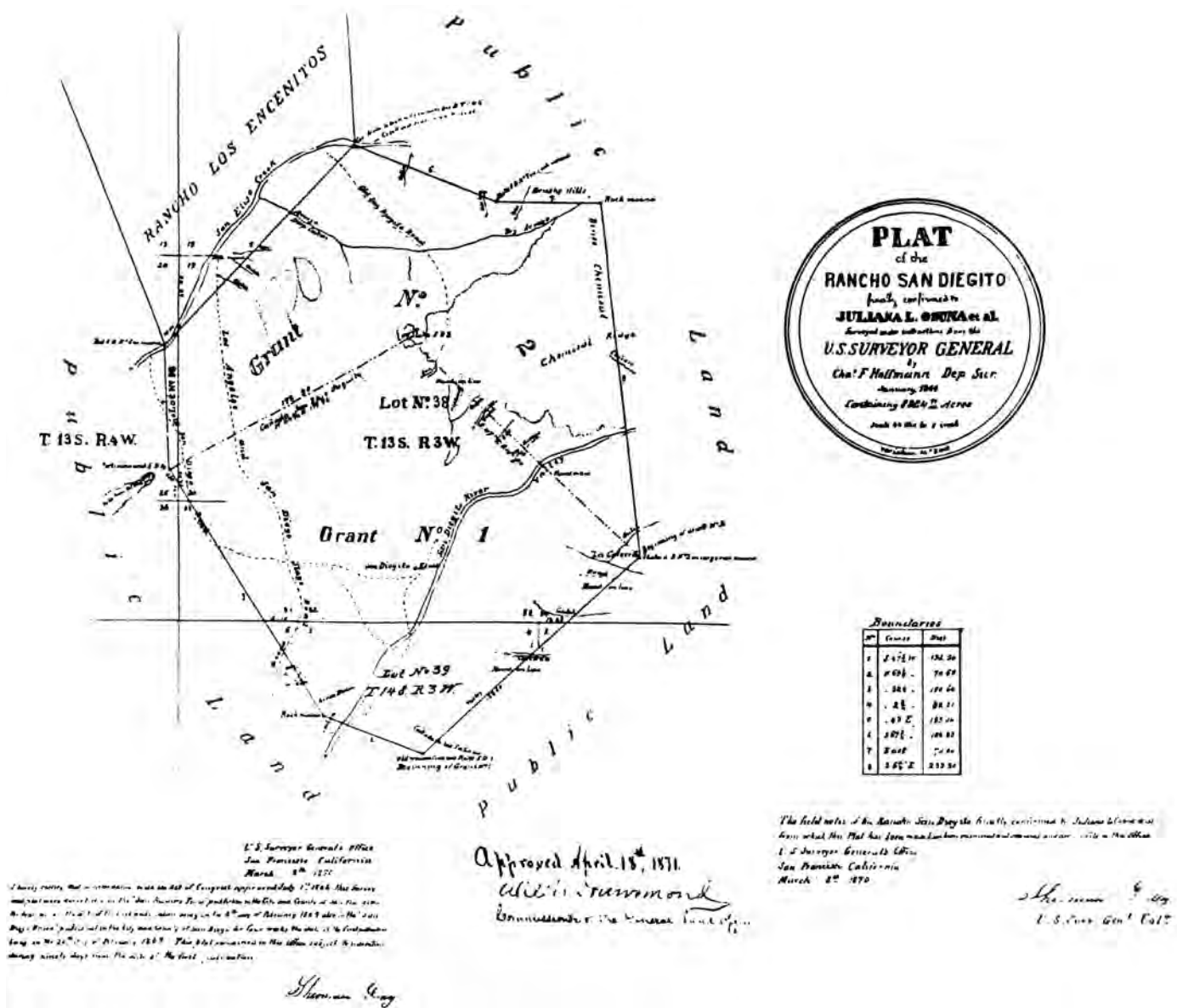


Figure 1.7, San Dieguito Land Grant, 1871

Francisca Osuna and son Julio's land ownership eventually atrophied down to 116 acres, which they managed to hold onto until 1917. A series of land transactions and scant property descriptions followed but it seemed that Julio Osuna maintained some level of either occupation or ownership of the Osuna #1 Adobe and its limited grounds through the early 1880s. However, it is clear that a long period of abandonment occurred afterward given the profound degradation of the Adobe by the time the Santa Fe Railway bought in 1917. Figure 1.8

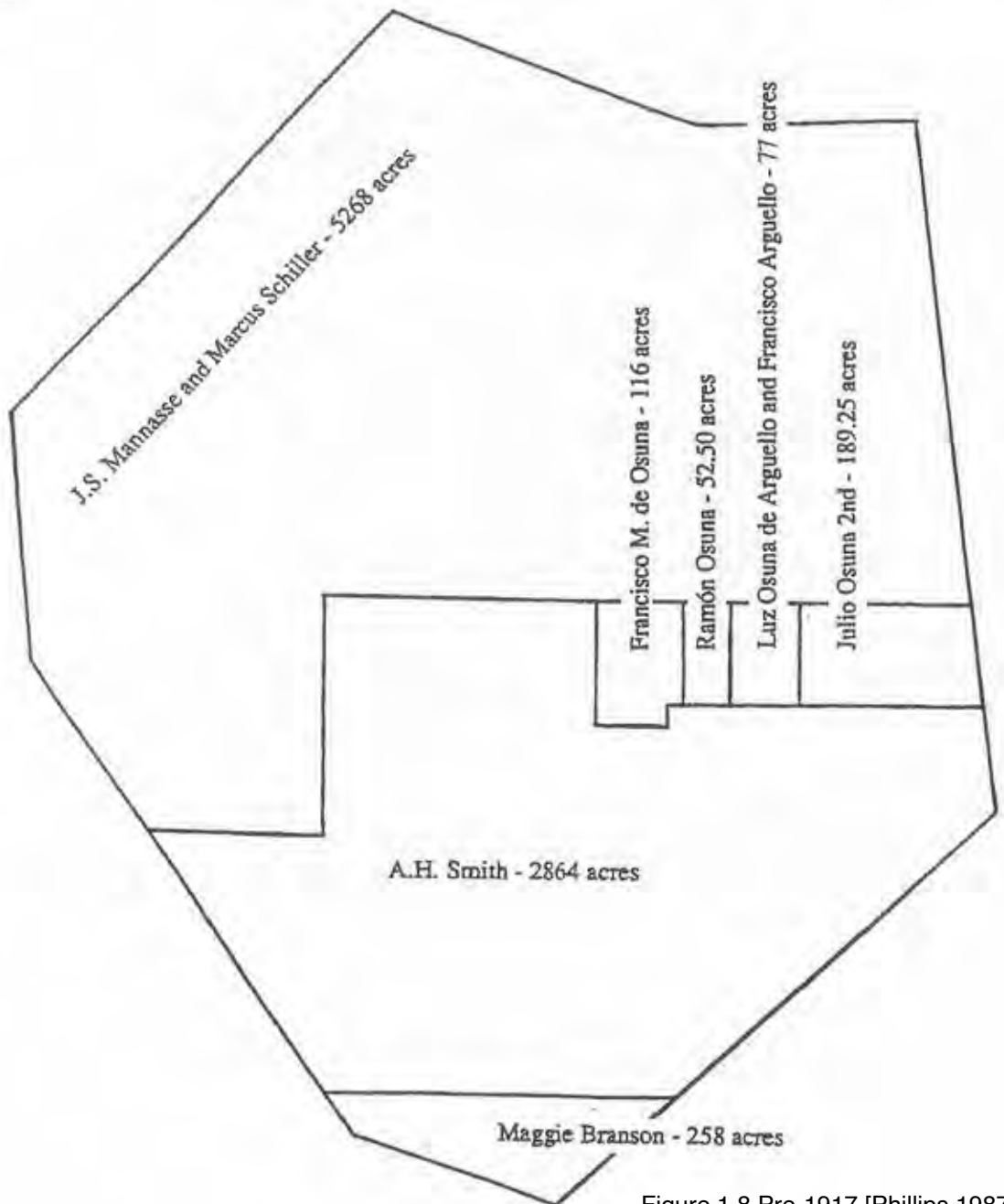


Figure 1.8 Pre-1917 [Phillips 1987]

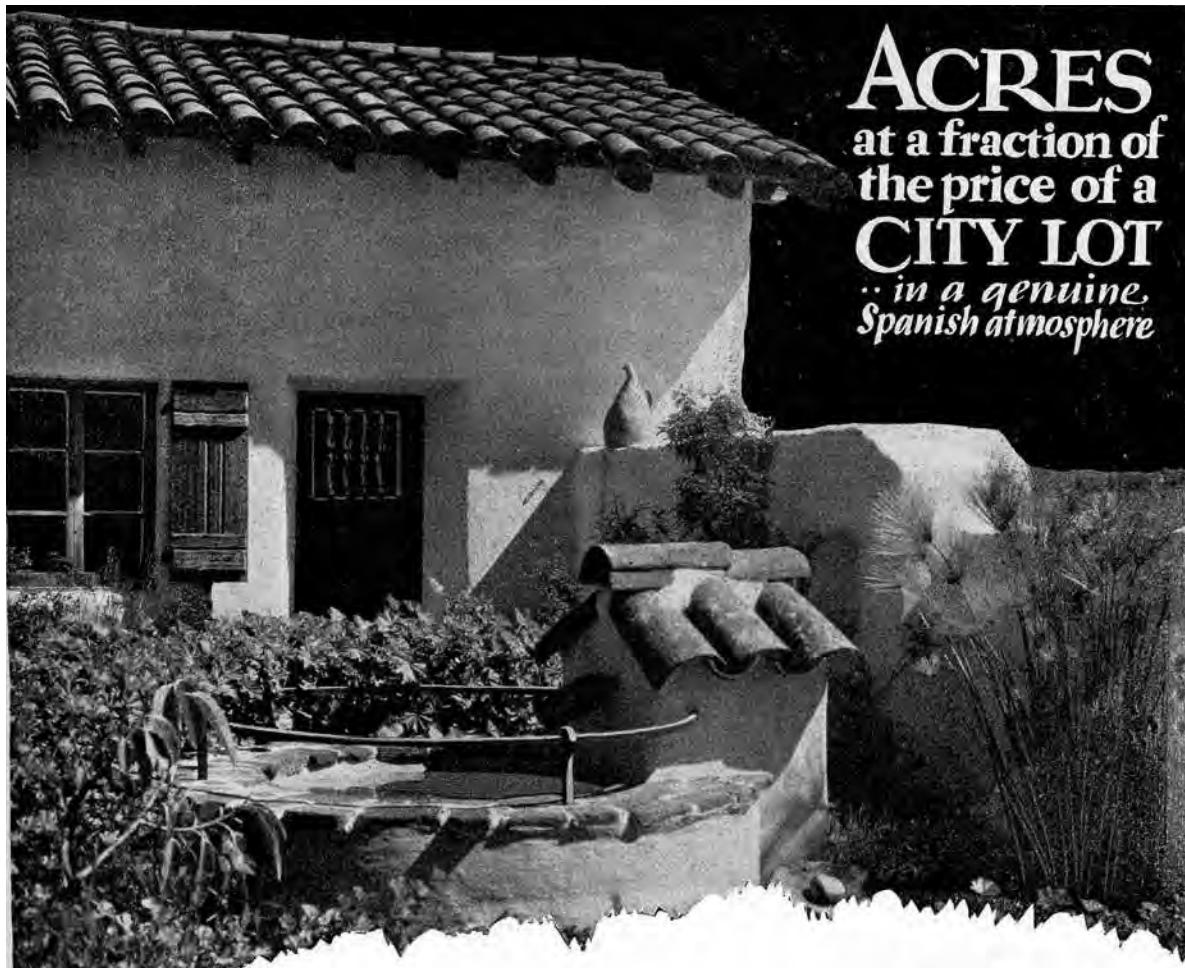
After purchasing the entire Rancho San Dieguito land grant from various owners between 1906 and 1917 the Santa Fe Land Improvement Company (SFLIC) set about on an heroic agricultural experiment of growing millions of Eucalyptus trees for railroad ties on 3000 acres of the Rancho closest to the northwest side of the river. The plan, as innovative as it may have seemed, ultimately failed for many reasons. To recover their financial investment and years of planning and research they made an innovative and pivotal decision to create a planned community based on agriculture with the intent to reap profits from the production of oranges, avocados, and other fruit bearing trees. An ingenious plan was set about to form an agricultural cooperative among prospective homeowners and collect the exotic 'fruit from California' meant for Easterners, who would pay a high premium for such delicacies, especially citrus.

The SFLIC put in place extremely high standards for architectural design, landscape, and orchard development. They hired only the best planners, engineers, architects, landscape architect, naturalists, and agronomists to implement their vision. A subdivision map, which included semi-rural parcels, a topographically sensitive sinuous road system, and a village core, was filed in December of 1922 by noted engineer Leone Sinnard. (RSF May, 2010)

The architectural firm of Requa & Jackson was recruited from San Diego having demonstrated their affinity for Spanish Revival architecture. A consultant and peer of theirs, native San Diegan Lilian J. Rice, assumed the position of supervising architect for this new and exciting venture. One of her first projects was to rehabilitate the Osuna #1 Adobe for its new owner, A. H. Barlow, a real estate investor from La Jolla who became enamored with what the Santa Fe was attempting. Trained in the classics at the University of California Berkeley, class 1910, yet dedicated to indigenous earthen architecture, Lilian Rice embraced the challenge wholeheartedly.

In her comprehensive rehabilitation of the Adobe Lilian first stabilized the structure. She installed new windows and window openings, doors, and hardware and a new tile roof [previously shingle] that was said to be

comprised of clay tiles from the Pala Mission site. She removed the long wood porch along the south [rear] elevation and created a smaller porch area with a tile roofed entry at the west end. She rehabilitated the living room and sleeping porch additions and added a fireplace and chimney, then re-plastered the entire structure [Heritage 2007]. In the south yard she added a contiguous stucco wall along the eastern elevation with a gate entry and a round ornamental yet functional fountain with a clay-tiled top. It was clear most of the social activity throughout the history of the Adobe had occurred in the south yard; gatherings, cooking, lounging and watching the sunset in the evenings. [Padilla, 1961] Lilian's work was of such mastery and respect for the period that the Santa Fe used this exterior ensemble of architectural elements to 'sell' the romanticism of Rancho Santa Fe. *Figure 1.9 advert.*



ACRES
 at a fraction of
 the price of a
CITY LOT
*... in a genuine,
 Spanish atmosphere*

IF the rich heritage of romantic Spanish tradition in California appeals to you, come see Rancho Santa Fe. If prices elsewhere seem like kings' ransoms, buy your homesite here.

All urban conveniences . . . rural freedom. Protective restrictions on

architecture and landscaping as in the most exclusive metropolitan neighborhoods. In the heart of America's finest climate belt, 10 to 15 minutes from a clean, uncrowded beach. Plenty of room to create a real home. Prices absurdly low, with opportunity for income from orchards of citrus, avocado and deciduous fruits besides. Mail coupon for details.

Rancho Santa Fe

Owned by the Santa Fe Land Improvement Company



**[If You Love Beauty
 See Rancho Santa Fe]**

SAN DIEGO COUNTY, CALIFORNIA

Address: S. R. Nelson, Manager

T.T. Sept
 S. R. Nelson, Mgr.
 Rancho Santa Fe, California
 Please send information about
 Rancho Santa Fe property

Name _____
 Address _____

Figure 1.9SFLIC Advertisement

1830-1906 CHRONOLOGY

OSUNA PERIOD OF SIGNIFICANCE

(Phillips, Webster 1987, Memo 1952, RSF-CLR 2004)

1769

Spanish Sacred Expedition of Father Junipero Serra arrives in San Diego, Alta California by land and sea accompanied by a contingent of soldiers and Indians from Baja California. This begins the Spanish rule in upper California where the Spanish had already gained a foothold in the New World. The first Presidio [of four] and Mission [of 21] are established.

1785

Juan Maria Tomas Osuna is born in Loreto, Baja California to soldier Juan Ismerio Osuna and wife Maria Ygnacio Alvarado. Ismerio Osuna served in Soldados de Cueros, the leather-jacket soldiers who took part in the 1769 Sacred Expedition with Father Serra and Gaspar Portolá.

1806

Juan Maria Osuna, then a soldier at the San Diego Royal Presidio, married Juliana Josefa Lopez at the Mission D'Alcala.

1822

Alta California becomes a territory of the Mexican Republic.

1831

A rush for former mission lands began and early provisional grants were awarded. Jose Manuel Silvas receives a land grant for a southern portion of Rancho San Dieguito and builds an adobe structure. He began some cultivation and ranching operations.

1835

The pueblo of San Diego is established [Old Town San Diego] at the foot of Presidio Hill. Former Spanish military families begin building homes. Juan Maria Osuna builds a casa and is elected the first alcalde of San Diego, the nexus city between Alta and Baja California.

1836-1840

Juan Maria Osuna receives a provisional grant of land from the Mexican government that included one Spanish league of 4,428.4 acres.

I. INTRODUCTION

1845

Osuna is granted a second northern land grant of the same amount which totaled 8,856.8 acres or two square Spanish leagues. The combined grants were made absolute by Governor Pio Pico.

1834

Osuna also served three terms as Justice of the Peace, *jeuz de paz*. After secularization of the mission in 1832 he served as the civilian administrator, the mayordomo, of the San Diego Mission property.

1848

The Guadalupe Hidalgo Treaty is signed between the Mexican and American governments after a two year land war [1846-1848]. Mexico cedes Alta California, Nevada, Utah, Colorado, New Mexico and Arizona. The United States assures Rancho owners rights to their land grants in California.

1849

The California Gold Rush incites mass migration from the East, Mexico, and all parts of the world.

1850

California becomes the 31st state in the Union, 9 September.

1851

Don Juan Maria Osuna died. That same year an act of Congress required rancho owners to prove provenance of their lands. Juliana Osuna and her children submit a claim to the U. S. Land Commission and were denied. Members of the family began disposing of portions of the rancho prior to the issuance of a land patent.

1857

Leandro Osuna, ranch manager, commits suicide at Rancho San Dieguito, April 3, 1857.

1859

Santa Fe Railway is chartered as part of the Atchison Topeka Railroad out of Kansas. "Santa Fe Railway (1863) played a key role in promoting the art and culture of the Southwest and Native Americans, creating a 'romantic' vision of the Southwest and encouraging travel to the area". The Santa Fe continued through 1971 and then became the AMTRAK (Burlington Northern Santa Fe website).

1865

President Abraham Lincoln, through a 'Patent of Title' Proclamation [27 days before his assassination], returns the California Missions to the Catholic Church. Lincoln had never visited California.

1871

Rancho San Dieguito is patented to Juliana Osuna and her heirs twenty years after the first application was submitted and six months before Juliana's death.

1875

A. H. Smith acquired all of the rancho except 116 acres owned by Francisca Osuna de Marron, widow of Leandro Osuna. In 1904 Smith sold his land to George Gilbert and James Connell.

1900

Osuna grant reduced to 116 acres of parcels to Osuna descendants.

1906-1928 CHRONOLOGY

SFLIC/RANCHO SANTA FE/LILIAN J. RICE PERIOD OF SIGNIFICANCE

1906

The Santa Fe Railway purchased all but the 116 acres, which belonged to different members of the Osuna family.

The Santa Fe Railway purchases Rancho San Dieguito to plant 3.5 million Eucalyptus trees for potential railroad ties. The project ultimately fails for myriad reasons and the Santa Fe considers putting the land grant up for sale.

1910

Lilian Jennette Rice graduates from the University of California Berkeley with an architectural degree.

I. INTRODUCTION

1917

In a change of heart the Santa Fe Land Improvement Company, the Eucalyptus project is abandoned, a horticultural based community and agricultural co-op began. Noted engineer Leone Sinnard is hired to design the land plan. The architectural firm of Requa & Jackson was hired, who introduced native San Diegan Lilian J. Rice to the project. The SFLIC purchases the Osuna 1 land from Leandro Osuna's widow Francisca, the last of the Osuna family land owners.

1918

Lake Hodges Dam and Reservoir is built by the San Dieguito Mutual Water Company [formed by the Santa Fe Land Improvement Company]. The dam, referred to as the keystone of Rancho San Dieguito which provided flood protection and a predictable water source for the Rancho.

1919

A County of San Diego concrete highway [S-6] is built through the Ranch along Via de la Valle, Paseo Delicias to Del Dios Highway.

1922

The SFLIC files a subdivision map in December and renames Rancho San Dieguito for its own name-sake, Rancho Santa Fe. Construction began in the village core, roads and parcels, and orchards were laid out as well. Engineer Leone Sinnard as part of his comprehensive road system, realigns Via de la Valle, the Old Osuna Valley Road and Via de Santa Fe, the two roads that act as boundaries to the west and east of the Osuna #1 property. He also provides a new vehicle access off Via de Santa Fe.

1924

Osuna # 1 was purchased from the SFLIC by A. H. Barlow who employed architect Lilian J. Rice [supervising architect of the Santa Fe Land Improvement Company] to rehabilitate it for a residence.

1928

A. H. Barlow sells the property to Loomis Stables, which introduces thoroughbred horse breeding and riding to Rancho Santa Fe for the first time.

The Rancho Santa Fe Covenant, Rancho Santa Fe Association and the RSF Art Jury are formed by 64 parties owning 3418.17 acres (Memo).

JUAN AND JULIANA OSUNA FAMILY

Juan's Father:

Juan Ismerio Osuna [1745-1790] (45)
B. Real de Rosario, Sinaloa, Nueva España
D. Mission San Gabriel Arcángel, Alta CA, NE

Juan's Mother:

Maria Ygnacia Alvarado [1752-1799] (47)
B. Presidio Loreto, Sinaloa, Nueva España
D. Mission San Gabriel Arcángel, Alta CA NE

Juan's Son:

Juan Maria Tomas Osuna [1785-1851] (66)
B. Royal Presidio, Loreto, Baja, CA, Nuevo España
D. San Diego, California, USA

Juliana's Father:

Juan Francisco Lopez [1746-1800] (54)
B. Mission Todos Santos, Baja California NE
D. Alta, (Placer) Alta California

Juliana's Mother:

Maria Feliciana Arbayo [1752-1800] (48)
B. Culiacán, Sinaloa, Nueva España
D. Mission D'Alcala, San Diego, NE

Juliana's Son:

Maria Juliana Josefa Lopez [1787-1871] (84)
B. Alta, (Placer) Alta California
D. San Diego, California, USA

CHILDREN OF DON JUAN MARIA & DOÑA JULIANA OSUNA

Julio Maria Osuna [1807-1868] (61)

- B. Mission San Gabriel Arcángel, Alta CA, Nueva España
- D. San Diego, CA, USA

Maria Felipa Jesus Cathalina Osuna [1809-1867] (58)

- B. Royal Presidio San Diego, Alta CA, Nueva España
- D. San Diego, CA, USA

Juan Josef Coronado [1810-?]

- B. Royal Presidio, San Diego Alta CA, Nueva España
- D. ?

Maria Thomasa Quiteria Osuna [1813-1814] (1)

- B. Royal Presidio, San Diego, Alta CA, Nueva España
- D. ?

Ramon Prudencio Osuna [1815-?]

- B. Royal Presidio, San Diego, Alta CA Nueva España
- D. ?

Jose Leandro Ynocencio Hilario Osuna [1817-1857] (40)

- B. Royal Presidio, San Diego, Alta CA Nueva España
- D. Rancho San Dieguito, Alta CA Mexico

Jose Antonio Osuna [1818-1822] (12)

- B. San Diego, Alta CA, Nueva España
- D. ?

Jose Lugardo Osuna [1822-?]

- B. San Diego, Alta CA, Nueva España
- D. ?

Cecilio Lugardo Osuna [1823-1823] (1)

- B. Mission San Juan Capistrano
- D. Mission San Juan Capistrano

Santiago Osuna [1825-1846] (21)

- B. Mission San Diego, Alta CA Mexico
- D. Rancho Pauma, Alta CA, Mexico

Juan Maria Osuna [1827-?]

- B. San Diego, Alta CA Mexico
- D. ?

Maria Leonora Osuna [1831-1868] (37)

- B. Alta, (Placer) Alta CA Mexico
- D. Mission San Luis Rey, San Diego USA

II. HISTORIC CONDITIONS DOCUMENTATION

A. ARCHITECTURE

PreHistory

Rancho San Dieguito was given ‘pueblo’ status by the Mexican government, which meant the Osunas had the honor and duty of maintaining an extended family of Digueño Indians [from the Mission D’Alacala] onsite. Osuna was expected to oversee their religious teachings and acculturation into a new society. Between the Spanish mission period and the new Mexican Republic era local Indians were in a relative state of confusion having been ‘civilized’ by the paternal protection of missionaries and then scattered about the county and ultimately used as laborers for Mexican Period Ranchos.



Figure 2.1 Example of an Indian hut structure typical to coastal Indian shelters (Mills). Several of these structures were present at Rancho San Dieguito south of Osuna #2 and provided homes from 15 Indian families and 21 children (Padilla 1961, Christianson & Sweet 2008)

II. HISTORIC CONDITIONS DOCUMENTATION

Osuna Period of Significance

Photos assumed to be taken just prior to the purchase of the Rancho San Dieguito land grant by the SFLIC. Figure 2.2 Shows scant vegetation except for grasslands and the *Acacia farnesiana* in the south yard, that is referred to in several documents [Appendix A] Both images clearly document a long period of abandonment and subsequent degradation. Note; water tower over a well on the south elevation next to Adobe entry/exit, Figure 2.3. Cooking, food preparation and general gathering were the functional uses in the south yard.



Figure 2.2 Remnant of the Osuna Period of Significance – Front elevation



Figure 2.3 Remnant of the Osuna Period of Significance - Rear elevation with water tower and well

Santa Fe/ Lilian J. Rice Period of Significance

SFLIC architect Lilian J. Rice renderings of the 'Proposed Reconstruction of the Old Ozuna Home' sponsored by La Jolla real estate entrepreneur A. H. Barlow and wife, circa 1924. Figure 2.4 The north elevation shows a new front entry with columns; new fenestration; new chimney. Figure 2.5 South Elevation shows new tile roof; new rear entry; new fenestration; contiguous eastern garden wall.

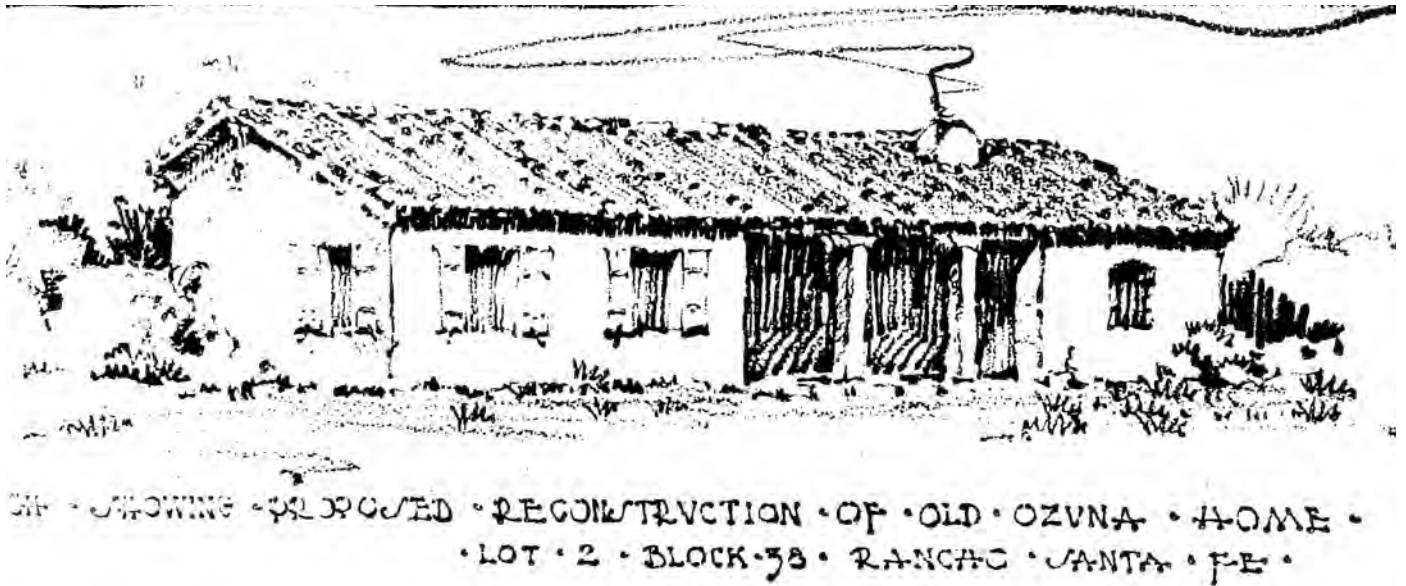


Figure 2.4 Front Elevation, Lilian J. Rice Rehabilitation rendering, Santa Fe Land Improvement Company



Figure 2.5 Rear Elevation, Lilian J. Rice Rehabilitation rendering, Santa Fe Land Improvement Company

II. HISTORIC CONDITIONS DOCUMENTATION

Rehabilitation rendering shows living room and sleeping porch additions; front terrace; new indoor bath; eastern garden wall and fountain pool.

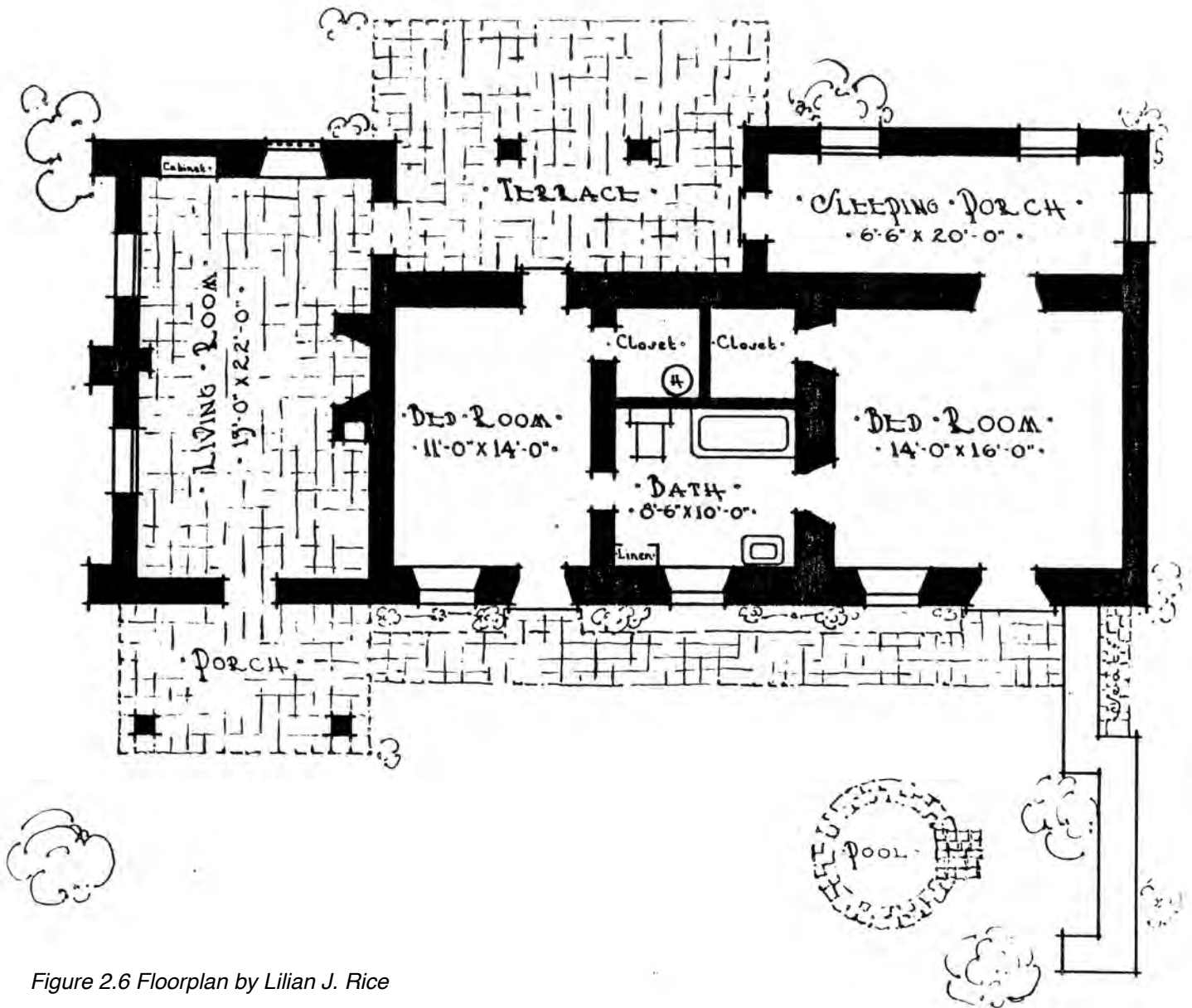


Figure 2.6 Floorplan by Lilian J. Rice

A masterful redesign and rehabilitation of an otherwise melting adobe. Note general lack of vegetation seen with the exception of the *Acacia farnesiana* in the south yard; a wooden rail defines the rear entry and to the far right a wooden corral can be seen in the distance.



Figure 2.7 Completed Rehabilitation of Osuna Adobe #1

II. HISTORIC CONDITIONS DOCUMENTATION

B. TOPOGRAPHY

Osuna Period of Significance

Shows Osuna #1 structure with pond/lagoon west of Adobe. Via de la Valle to the west and Via de Santa Fe to the east define the boundaries of the Adobe site. The southern portion of the property reflects an undammed San Dieguito River with a significant amount of wetlands area. Shows an unknown structure to the south of Osuna #1 [not extant].

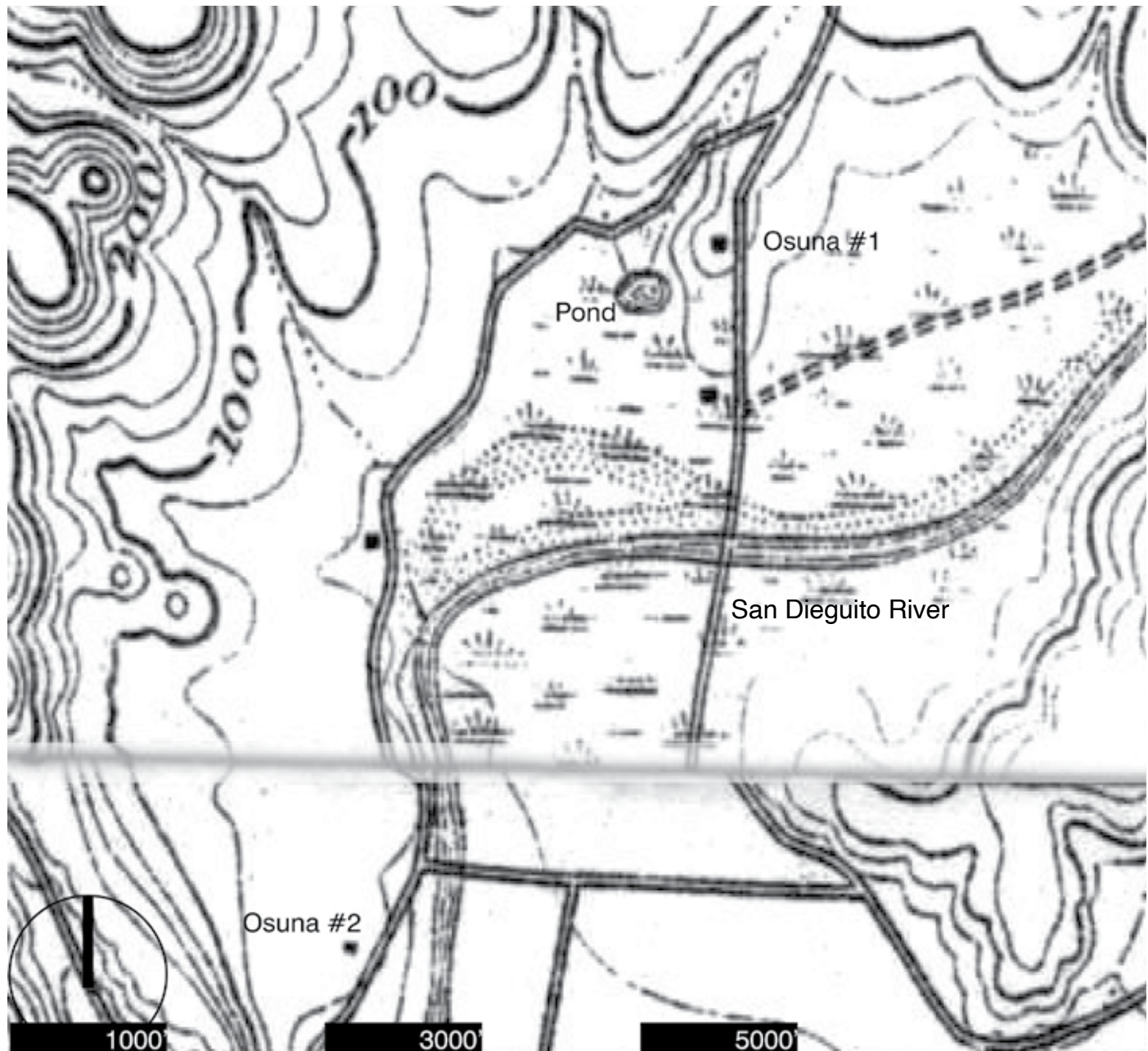


Figure 2.8 Topography, USGS 1901

C. CIRCULATION

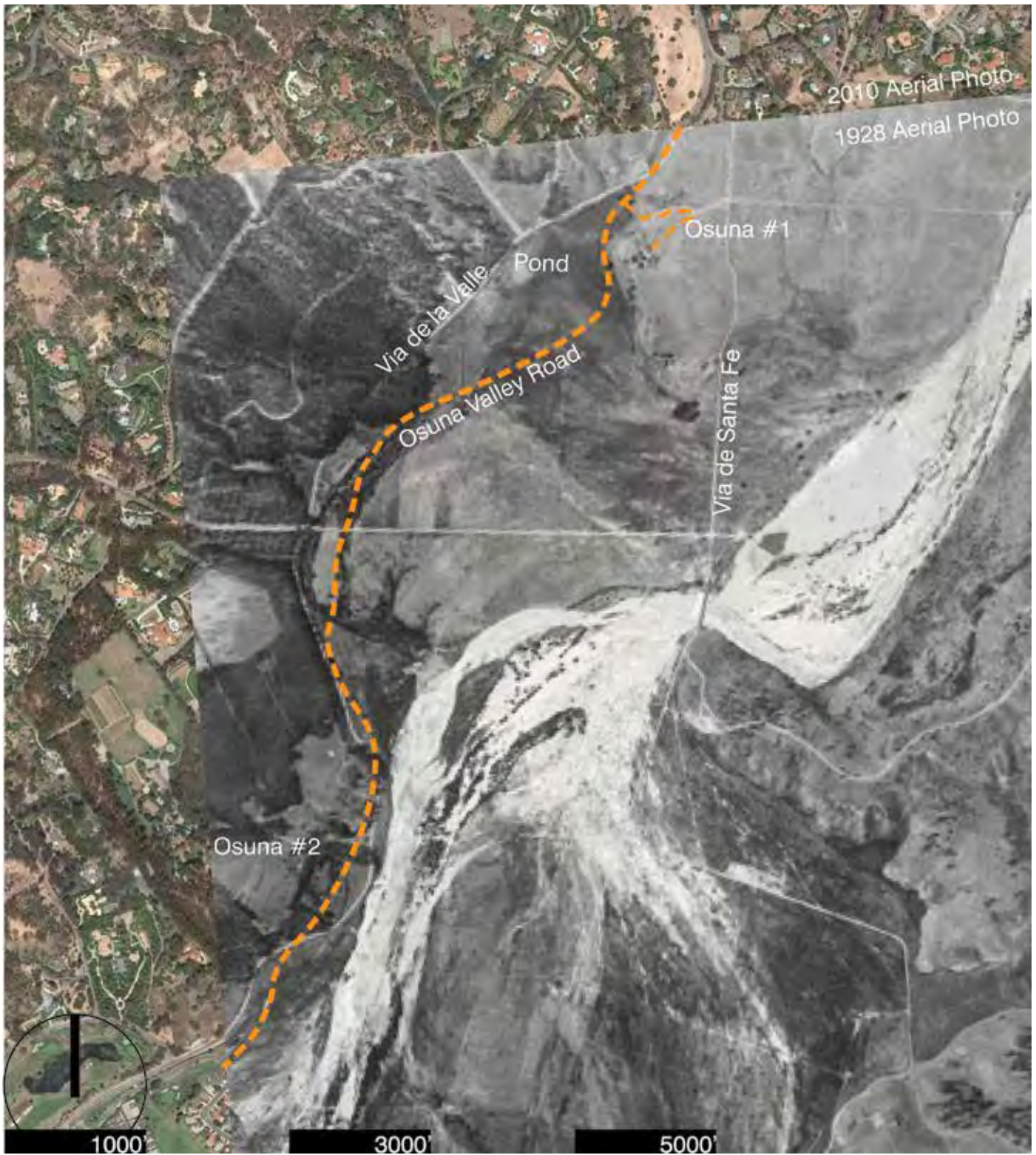


Figure 2.9 Aerial photos 1928 (black and white) current (color) illustrating the approximate location of the historic route between Osuna #1 and #2 [San Diego County Cartography Dept.]

II. HISTORIC CONDITIONS DOCUMENTATION

Shows Osuna #1 Adobe with several canopy trees and first stables complex. A new entry road engineered by SFLIC comes from the east off of Via de Santa Fe. To the west a realigned, engineered Via de la Valle. Small trails from the Adobe are shown connecting to Via de la Valle.



Figure 2.10 Aerial, looking south, 1940

Shows Rancho Santa Fe orchards maturing. Adobe and several holding corrals; small and large exercising corrals, stables complex. Mission pepper trees maturing along Via de Santa Fe. Adobe is surrounded on the north and south sides by peppers and Eucalyptus trees. Eucalyptus trees clustered in and around the Adobe grounds.



Figure 2.11 Aerial circa 1950 looking north

II. HISTORIC CONDITIONS DOCUMENTATION

D. VEGETATION

Typical cactus hedgerow known as 'huertas' planted to discourage livestock from entering cultivated areas and the Adobe home area.



Figure 2.12 Opuntia at Mission San Luis Rey

The first Mission pepper tree [*Schinus molle*], originally from Peru, brought to North America circa 1830s became the 'parent' tree for subsequent plantings throughout southern California.



*Figure 2.13 Mission Pepper at Mission San Luis Rey
[Post Card - VMM Collection]*

II. HISTORIC CONDITIONS DOCUMENTATION

Date Palm [*Phoenix dactylifera*] was brought to Rancho San Dieguito from the Mission San Juan Capistrano by Don Juan Maria Osuna. The palm fronds were used for religious rituals and the dates for sweeteners. It is believed that the missionaries planted the palms near mission and pueblo sites as way-finding tools, much like street signs are used today. Note native Jimson weed in lower left corner of image.

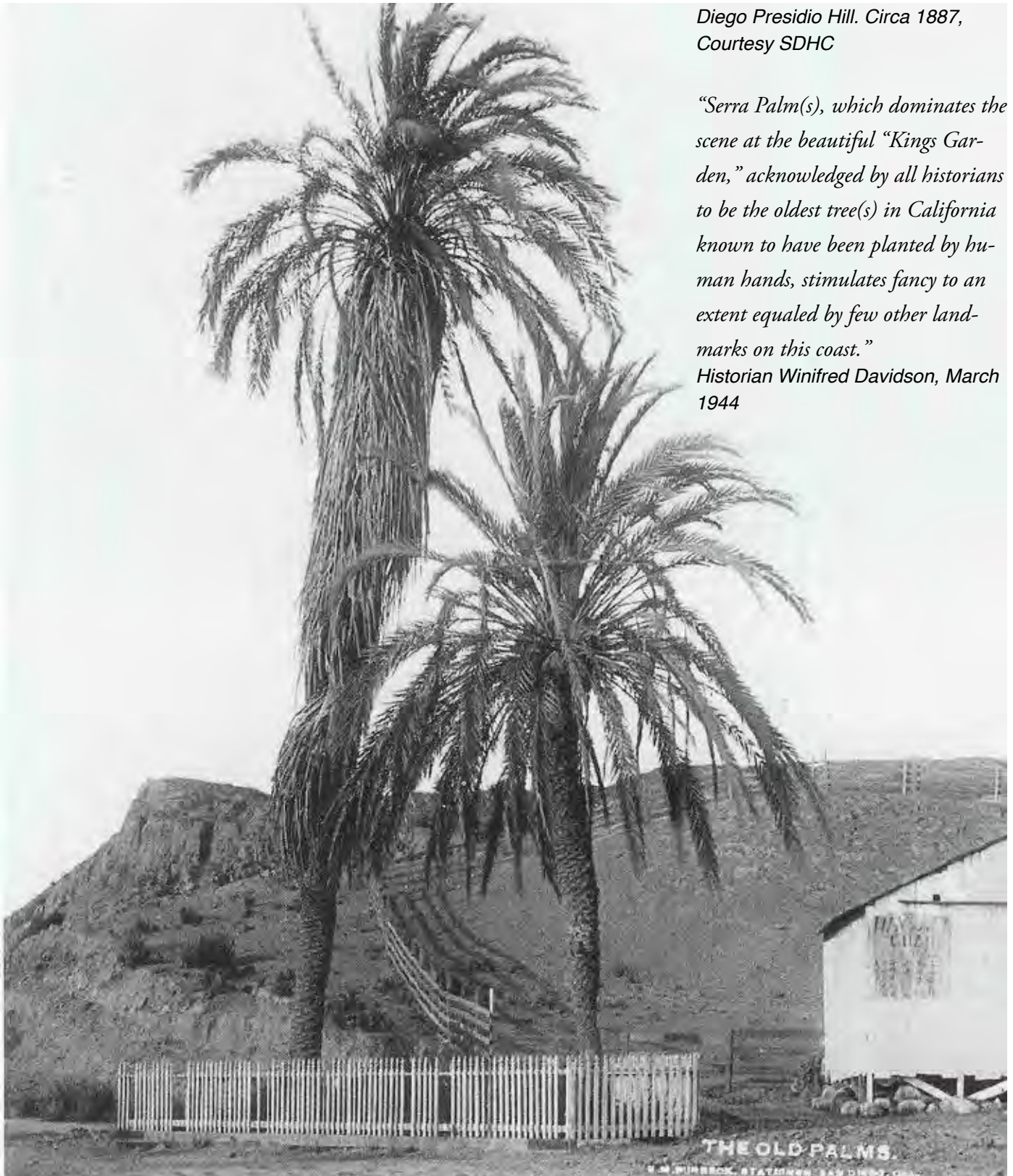


Figure 2.14 The revered "Sentinel Palm"

Date Palms [*Phoenix dactylifera*] first planted at the foot of the San Diego Presidio essentially began California agriculture

Figure 2.15 The first date palms, *Phoenix dactylifera*, planted in Alta California at the foot of the San Diego Presidio Hill. Circa 1887, Courtesy SDHC

“Serra Palm(s), which dominates the scene at the beautiful “Kings Garden,” acknowledged by all historians to be the oldest tree(s) in California known to have been planted by human hands, stimulates fancy to an extent equaled by few other landmarks on this coast.”
Historian Winifred Davidson, March 1944



II. HISTORIC CONDITIONS DOCUMENTATION

This *Eucalyptus globulus* [*Tasmanian Blue Gum*] stump is present in the lower pasture in the vicinity of the old Osuna Valley Road. This species was ubiquitous throughout California as early as the 1840s.



Figure 2.16 Historic *Eucalyptus globulus* tree stump, Osuna period

Shows *Acacia farnesiana*, a Mission pepper tree, and Rancho Santa Fe orchards to the distant left.

Figure 2.17 Osuna Adobe, circa mid 1930s



II. HISTORIC CONDITIONS DOCUMENTATION

E. VIEWS AND VISTAS

The original siting of the Adobe by Jose Manuel Silvas provided commanding, if not defensive views toward all points west, south and east of anyone approaching.

Although this image was taken in the late 1900s it illustrates the general view of Rancho San Dieguito. The image reflects the level of historic landscape disturbance caused by more than 145 years of intensive cattle ranching which occurred through the Mission period [1780s-1820s], the Silvas [1830s], the Osuna [1840s-1870s], and the Mannasse [1880s-1900] periods.



Figure 2.18 A disturbed landscape

II. HISTORIC CONDITIONS DOCUMENTATION

This map is believed to have been drawn during a boundary dispute between Don Juan Maria Osuna of Rancho San Dieguito, and Andrés Ybarra of Rancho Los Encinitos. It shows a large San Dieguito River Valley flood plain and pilot channel; a smaller San Elijo (Alejo) Creek [which is known today as the Escondido Creek]. It also shows Casa de Ozuna and an Indian Village to the south; Osuna #1 can barely be seen near the Lagoon. The 'Old Road', Camino Biejo, later El Camino Real is the western boundary of the land grant; and the only other road shown is the one the connects Osuna #1 and #2 called the Camino de los Carretas (wagon/cart trail).

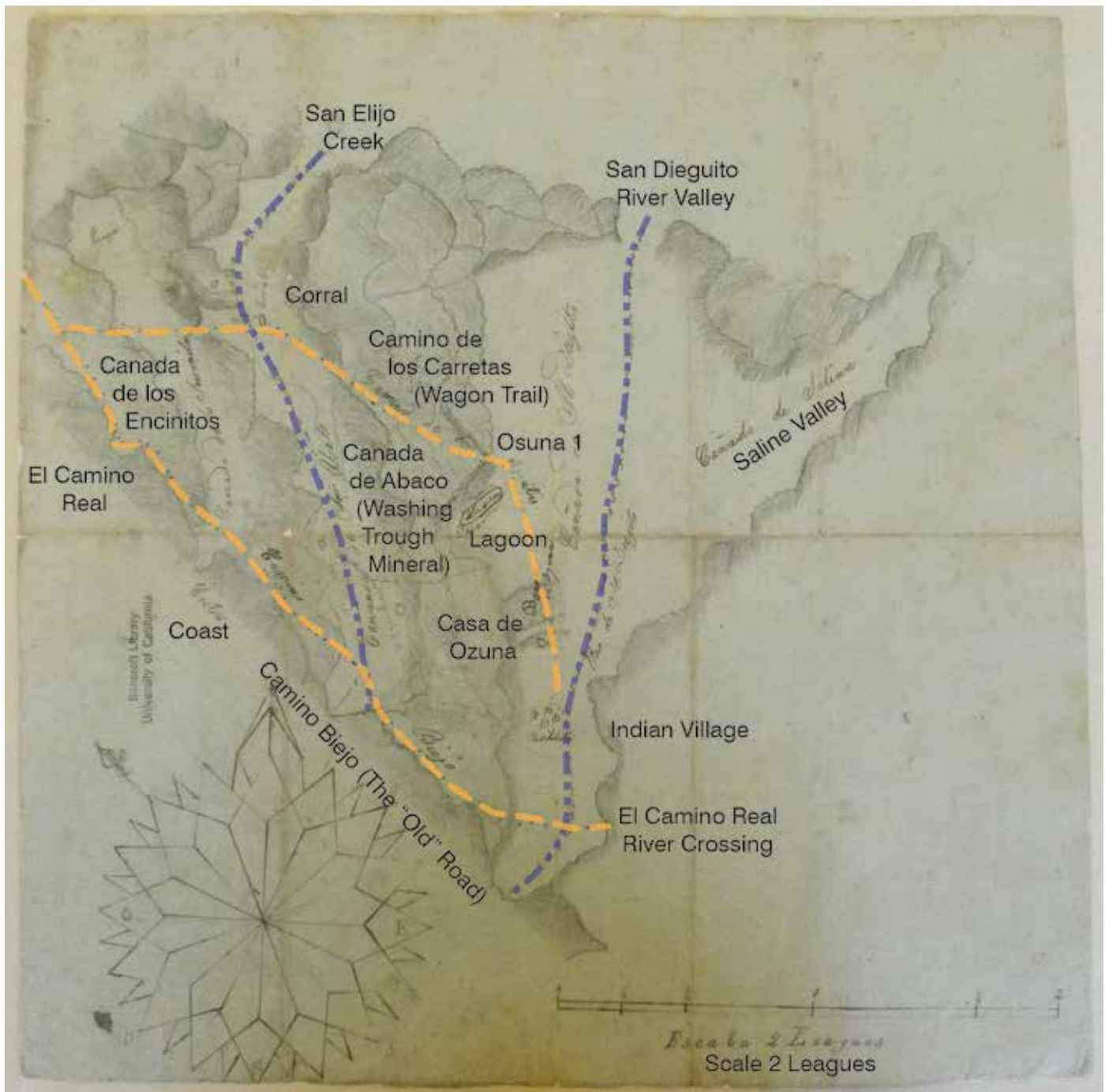


Figure 2.20 *Rancho San Dieguito Map, circa 1850 [Bancroft Library]*

A. H. Smith purchased the Osuna #2 property from from the widow Juliana Osuna, and began a serious agricultural and ranching operation in the 1860s.

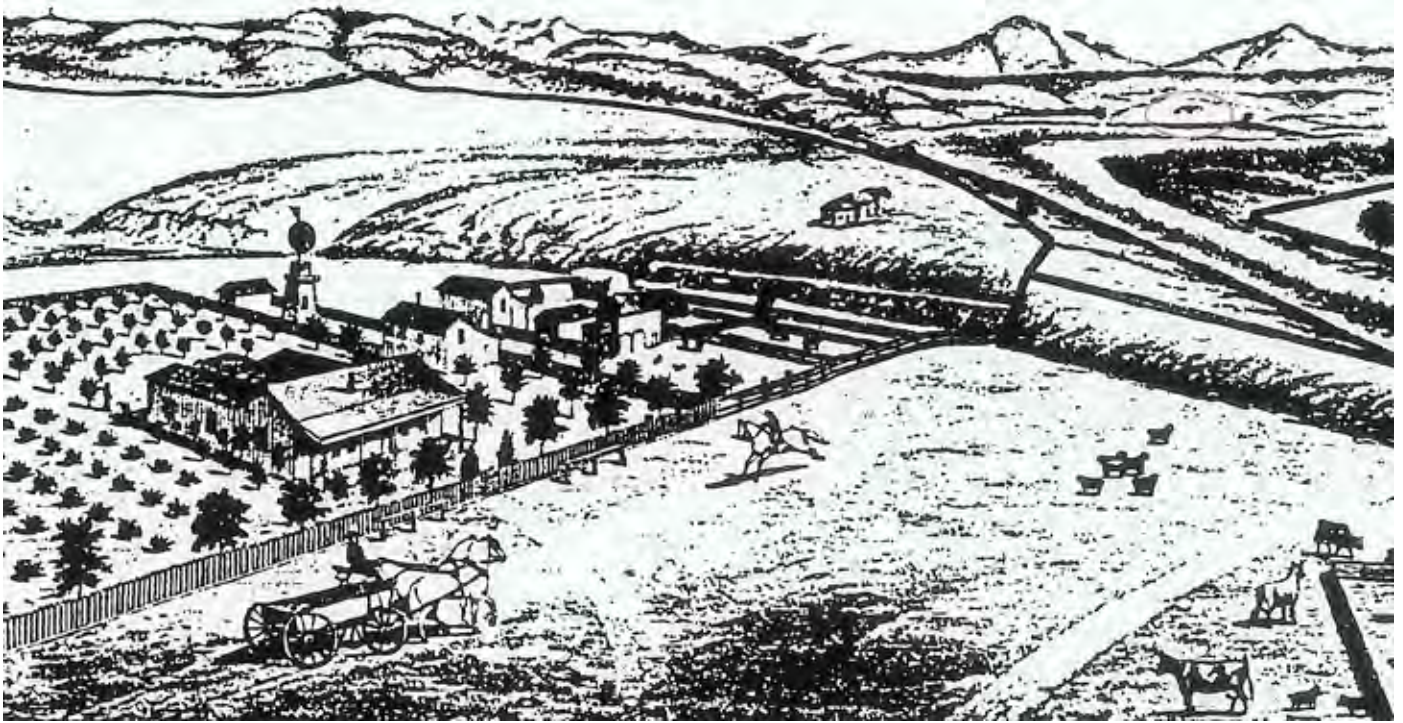


Figure 2.21 Osuna #2 Changes hands

II. HISTORIC CONDITIONS DOCUMENTATION

These three iconic sites were major influences on the life of Don Juan Maria Osuna. Most of his children were born at the Presidio; he was a young corporal in the 'Soldados de Cuera' [Leatherjacket Company] like his father, traveling between Mission D'Alcala and the Mission San Luis Rey. He was also the Mayordomo of Mission D'Alcala during the Mexican Republic era. Functional and cultural behaviours were learned from each of these sacred sites and undoubtedly worked their way into Rancho San Dieguito and both Adobes and their settings.

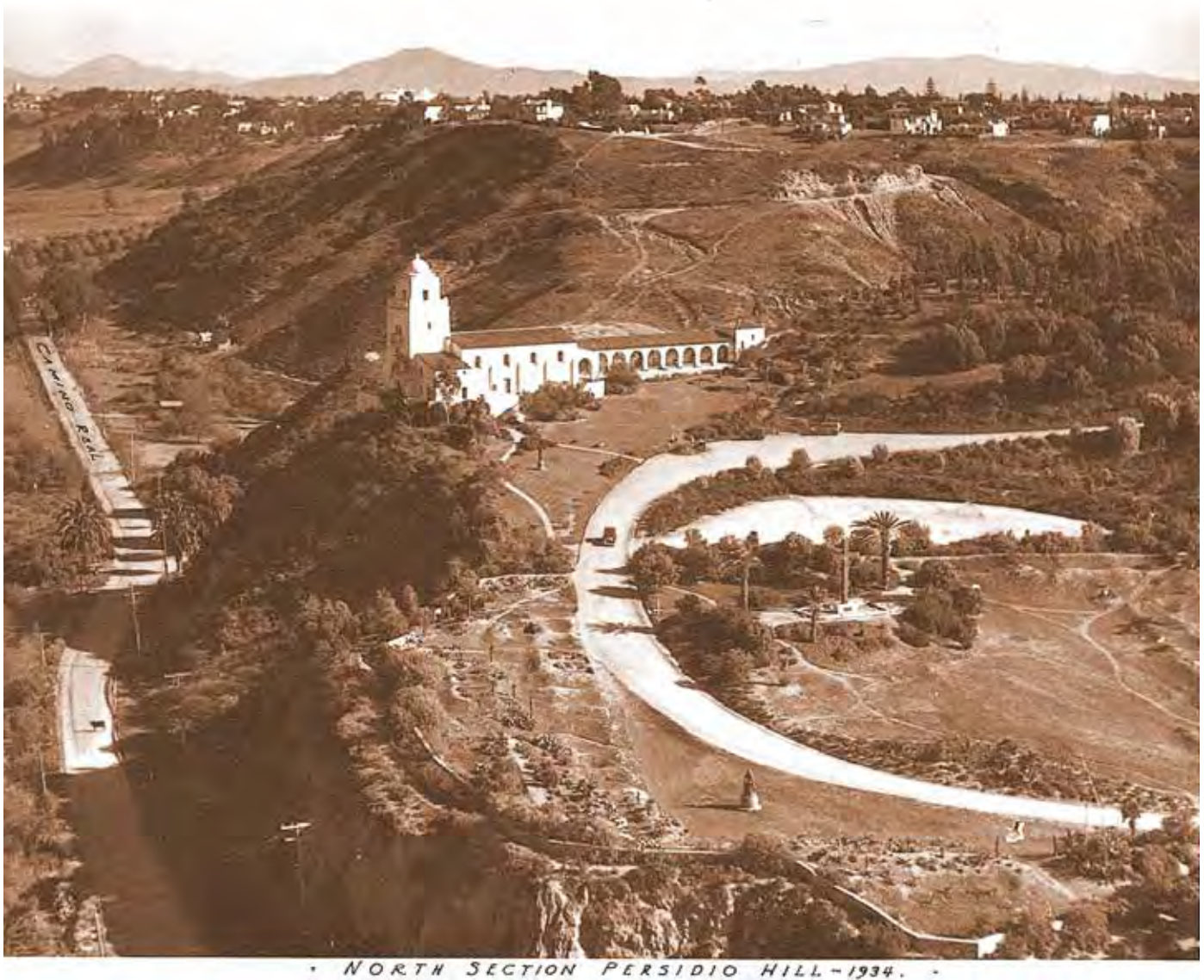


Figure 2.22 Royal Presidio of San Diego [NHL Website]



Figure 2.21 Mission D'Alcala [Postcard-VMM Collection]



Figure 2.22 Mission San Luis Rey [MSLR Website]

II. HISTORIC CONDITIONS DOCUMENTATION

G. SUMMARY OF HISTORIC LANDSCAPE CHARACTERISTICS

After 180 years of known occupation of the Osuna #1 property, now down to less than 30 acres, the Adobe and its immediate grounds have seen profound changes. However, messages in the form of extant historic fabric still remain and give clues to historic functions and uses.

III. EXISTING CONDITIONS DOCUMENTATION (2011)

A. SPATIAL ORGANIZATION

Component Map definition: A component landscape is a discrete portion of the larger landscape. It may contain its own period of significance and level of integrity, such as the Osuna Landscape Component.



Figure 3.1 Osuna #1 Landscape Component Map

III. EXISTING CONDITIONS DOCUMENTATION

B. ARCHITECTURE

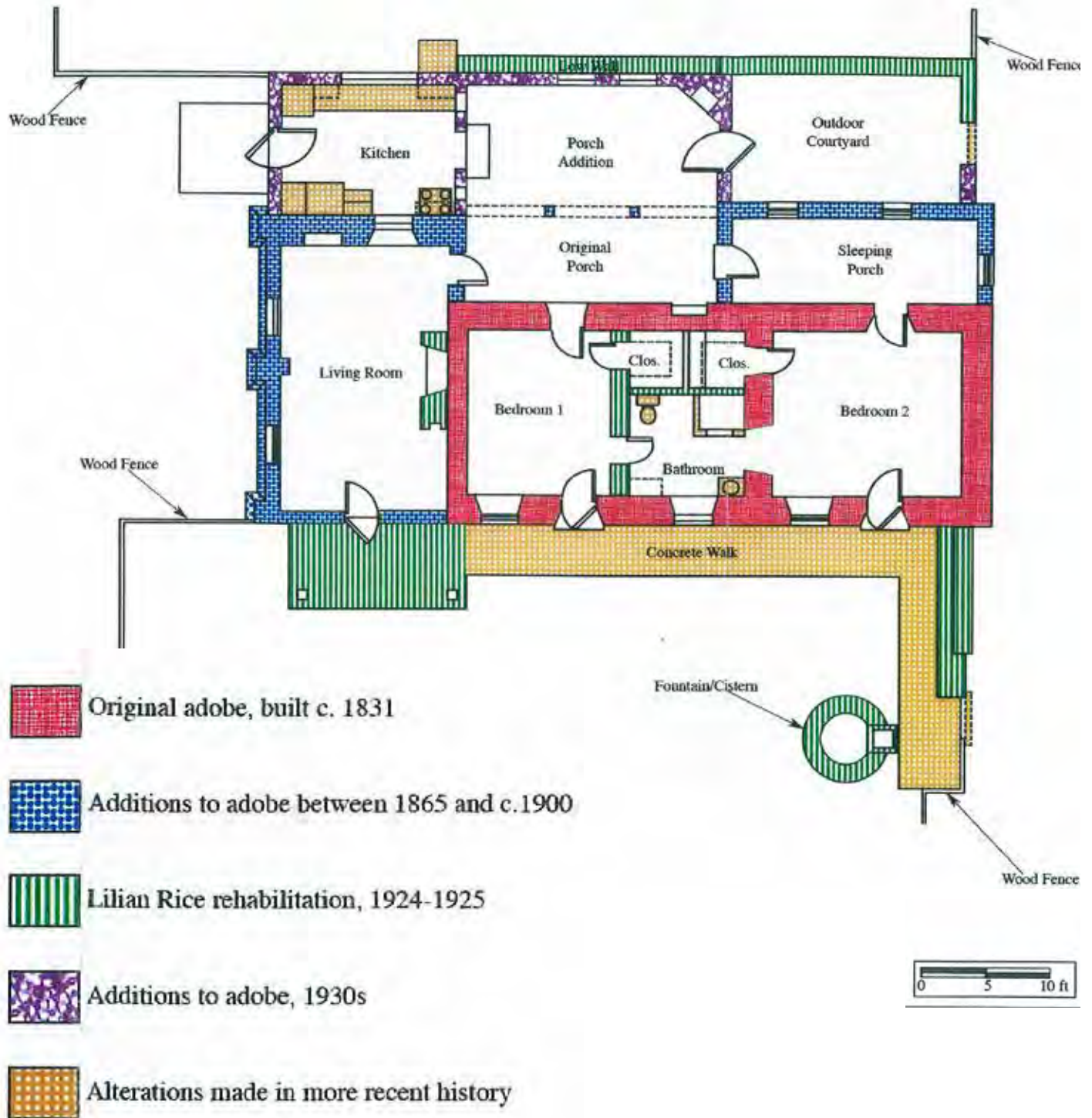


Figure 3.2 Osuna #1 Adobe Construction Chronology
[San Diego Landmark Application 2007]

Most of the north elevation is outside both periods of significance. The additions were done during the 1930s during the occupation of the noted Clotfelter family. Reginald Clotfelter was a selling agent for the SFLIC and later managed the RSF Inn.



Figure 3.3 North Elevation (east) Osuna



Figure 3.4 North Elevations (west) Osuna

III. EXISTING CONDITIONS DOCUMENTATION

Shows 1930s non-historic kitchen addition with extended roofline on the northside (left). Three buttresses added after the rehabilitation. Mature Mission pepper trees surround the north, south and west sides of the Adobe.



Figure 3.5 West Elevation Osuna

Adobe façade closest to 1920s road and the one most impacted with external functional systems. Shows Lilian's remnant garden wall to the south and a partial non-historic wall surrounding an small courtyard.



Figure 3.6 East Elevation Osuna

Shows tile roof entry and fenestration as designed by Lilian in the 1920s. Left of the entry is a round brick planter in the approximate location of the original well. An Osuna period Mission pepper tree frames the picture from behind.



Figure 3.7 South Elevation Osuna

Garden wall with subtle niche is in serious disrepair. The other side of the wall that formed an entry is an historic missing historic element. The fountain/pool remnant is in serious disrepair has become dysfunctional and converted to a planter for a non-historic palm tree species. The small tile roof over the pool has been removed, another historic missing element. [See Section I Figure 1.9 for SFLIC advert of this particular element.]



Figure 3.8 Fountain

Figure 3.9 Garden Wall

III. EXISTING CONDITIONS DOCUMENTATION

Late 1920s stables assumed to be a remnant of the Loomis stables and successive stable owner/builders. More research needs to be conducted to determine its historicity and if it falls within the latter Santa Fe period of the significance.



Figure 3.10 West Elevation of historic stables



Figure 3.11 East Elevation of historic stables

To the left are the assumed remnants of the Loomis stables, to the far right are the modern stables addition and all attendant functions related to the care and shelter of Ranch owners horses.



Figure 3.12 View looking east of all stables historic and non-historic



Figure 3.13 Inner courtyard between assumed Loomis stables [out of picture] which also may be a part of the late 1920s historic stables complex

III. EXISTING CONDITIONS DOCUMENTATION

There are non-historic areas, yet facilities provide needed services for horse and rider use; in this image a dressage training arena is made available. All of the horse and rider facilities are a continuum of the first historic introduction of quality horse breeding and riding introduced by the Loomis Stables on this site [Progress magazine, various issues, RSF Historical Society]



Figure 3.14 Horse training and exercise area

Figure 3.15 Additional areas for exercising



C. TOPOGRAPHICAL MODIFICATIONS

Although minor changes to the original topography of the Osuna Adobe land has occurred the site is generally intact from its historical periods. The western slope that sweeps through the entire property is intact. For current and future horse and rider uses the land has been slightly modified to accommodate those uses. The intervention of vehicular uses is probably the most impactful but necessary for the function and viability of this property to continue its horse related legacy, however, the automobile and horse rigs should be controlled to minimize impacts to the integrity of the site.



Figure 3.16 Existing Topographic modifications to the original landforms

D. CIRCULATION

VEHICULAR

The main entry off Via de Santa Fe is within the Santa Fe period of significance thanks to the brilliant engineer Leone Sinnard road system. However, prior to approaching the gate the visitor or user is met with modern inappropriate landscaping that does not transmit the historic ambiance that should 'set the tone' for the experience to follow. A comprehensive plant list is provided in the report for that specific use. [Figure 1.4 Brief History section]



Figure 3.17 Entry road from Via Santa Fe

A more or less formal tree lined entry road greets the visitor/user and with appropriate tree species. It appears less ranch-like than an attempt at estate landscaping. It is important to follow historic precedent both for reasons of historic integrity but to transmit to the visitor a sense of authenticity.



Figure 3.18 Entry toward Via Santa Fe

Curvilinear roads border pasturage corral areas and provide vehicular and maintenance access.



Figure 3.19 Vehicular access to pasturage corrals

The visitor parking area is left unpaved, unstriped and uncontrolled which maintains a ranch-like feeling. As far as where one parks it is left to the responsibility of the visitor, which furthers the openness of the area.



Figure 3.20 Visitor parking area

The road connects maintenance facilities and functional processes; i.e., manure pit, that should not be in view of ranch visitors and users; to the upper maintenance and storage areas adjacent to the Adobe. The relocation of the upper maintenance and storage areas should be considered. A screened [vegetative] road connecting this lower maintenance area to the most southwestern landscape component area should be studied. Consolidation of maintenance and visual screening should be unseen to protect the historical integrity of the site in particular around the Adobe itself.



Figure 3.21 Maintenance road

III. EXISTING CONDITIONS DOCUMENTATION



Figure 3.22 Horse trails

HORSETRAILS

A series of horse trails are made available to the rider. These two figures show a westerly route that is very close to the original Osuna Valley Road that once connected the two Osuna Adobes, long before the Santa Fe period engineered roads were built.

The lower pasture offers interesting and sequestered horse trails adjacent to Via de la Valle. Along these trails one can see old Santa Fe fencing remnants, Opuntia cactus hedgerows often hidden behind the old fencing, [see Small Scale Features] and an historic Eucalyptus stump [Figure 2.16] from the Osuna period.



Figures 3.23 and Figure 3.24 Lower pasture horse trails

E. VEGETATION

In a cursory investigation of vegetation present near around the adobe are: two non-historic pomegranate trees; two Australian Flame trees [*Brachychiton acerifolia*] trees; two historic [out of three] Mission pepper trees [*Schinus molle*]; an unknown and non-historic Mimosa-type tree and a non-historic Jacaranda. Remnant *Opuntia* cactus are readily found outside the modern fencing, as well as several *Acacia* spp. Downslope toward Via de la Valle: native plants found are, Elderberry [*Sambucus mexicana*], *Opuntia*, Cactus, and Jimson Weed [*Datura meteloides*]. Introduced vegetation: Eucalyptus spp.; Brazilian pepper [*Schinus terebinthifolios*]; Natives: Sumac [*Rhus integrifolia*], California walnut [*Juglans californica*], Mustard, and Anise.



Figure 3.25 Current Aerial of Osuña Adobe and its immediate environs

III. EXISTING CONDITIONS DOCUMENTATION

Vegetation present: mature Eucalyptus spp.; Chinese evergreen elm [*Ulmus parvifolia*]; (1) Mission pepper [*Schinus molle*]; (1) Canary Island date palm [*Phoenix canariensis*] within fencing, and (3) *Phoenix canaraiensis* outside fencing in a designed triangle near parking lot.



East of the Adobe and integrated with pasturage areas are an abundance of Canary Island date palms [*Phoenix canariensis*]

Figure 3.26 and Figure 3.27 North Yard



Figure 3.28 Palms

On the west side of the adobe is the historic orchard area. Osuna's noted 'Pear Tree' brought to the Ranch from Juan J. Warner's Ranch [Nelson] and other fruiting trees were planted in the area.



Figures 3.29 Orchard looking north



Figure 3.30 Orchard looking south

III. EXISTING CONDITIONS DOCUMENTATION

Historic Osuna period Mission pepper tree within fencing and two outside and beyond fencing.

In several documents it becomes clear that this part of the Adobe grounds was the 'socially active' and day-to-day family caretaking acre. From cooking, to gatherings, and celebrations, this was a very 'used' area.



Figures 3.31 and Figure 3.32 South Yard

Vegetation at risk. Figures 3.33 and 3.34 are off the Osuna property and along the western border. Several instances of dead trees or shrubs and a fairly significant infestation of the lerp psyllid on Red Gum Eucalyptus trees on the adjacent property. There are no known Red Gums on the Osuna and would be an inappropriate historic species. Apparently the Blue Gum is immune to this particular pest.



Figures 3.33 and 3.34



Figure 3.35 Foundation Threat

A Brazilian pepper tree [*Schinus terebinthifolios*], probably a volunteer is threatening the foundation of the historic stables on their south side. This non-historic tree both grows and proliferates at a fast rate and should be removed.

III. EXISTING CONDITIONS DOCUMENTATION

This native species of Opuntia cactus [was utilized during the PreHistory, Spanish and Mexican periods. It makes a constant appearance throughout southern California history and should be preserved and interpreted through all of its historic periods.



Figure 3.36 Lower Pasture



Aloe and agave



Mustard



Opuntia Cactus

Figure 3.37 Examples of historical plant species

F. VIEWS AND VISTAS

The north yard maintains a serene, and tranquil setting that emulates the general use during the peak of both periods of significance. During the Osuna period it was the entry point as guests would arrive off the Old Osuna Valley Road and round the knoll up to the Adobe, to an awaiting corral for their horses and carretas. During the Santa Fe/Lilian Rice period, the Barlows, and subsequent owners continued this passive use.



Figure 3.38 and 3.39 Osuna Adobe Front [North] Yard

It appears that a sustaining ethic of edible fruiting trees have been maintained over time along this side of the Adobe. During the Osuna period this area would have been protected by the ‘huertas’ to discourage livestock from coming through the orchards, and Adobe gardens.



Figure 3.40 the West and ‘Orchard’ side of the Adobe

The unscreened maintenance and storage areas are just south of the Osuna Adobe in full view from several points on the Ranch. During the Osuna period there would have been horse, livestock and other maintenance operations in this very place as any ranching operation would have required. It maybe why the maintenance yards continue to remain in this general area, which is another historic continuum. However, relocation should be considered or at least selective, vegetative screening should employed. Consequently, because of the importance of this area it is necessary to continue archaeological investigations as well as throughout the Osuna Landscape Component area [Figure 3.1].



Figure 3.41 and Figure 3.42 Maintenance Yards

III. EXISTING CONDITIONS DOCUMENTATION

G. SMALL-SCALE FEATURES

These images show clear signs of former fencing from the Santa Fe period and are considered historic remnants and should be left in situ for purposes of interpretation. They also should be cleared of over-vegetation. There is also a possibility they could be recycled and use in an historic interpretive display.



Figures 3.43 and Figures 3.44 Fencing; Current and historic

H. CURRENT MAPS

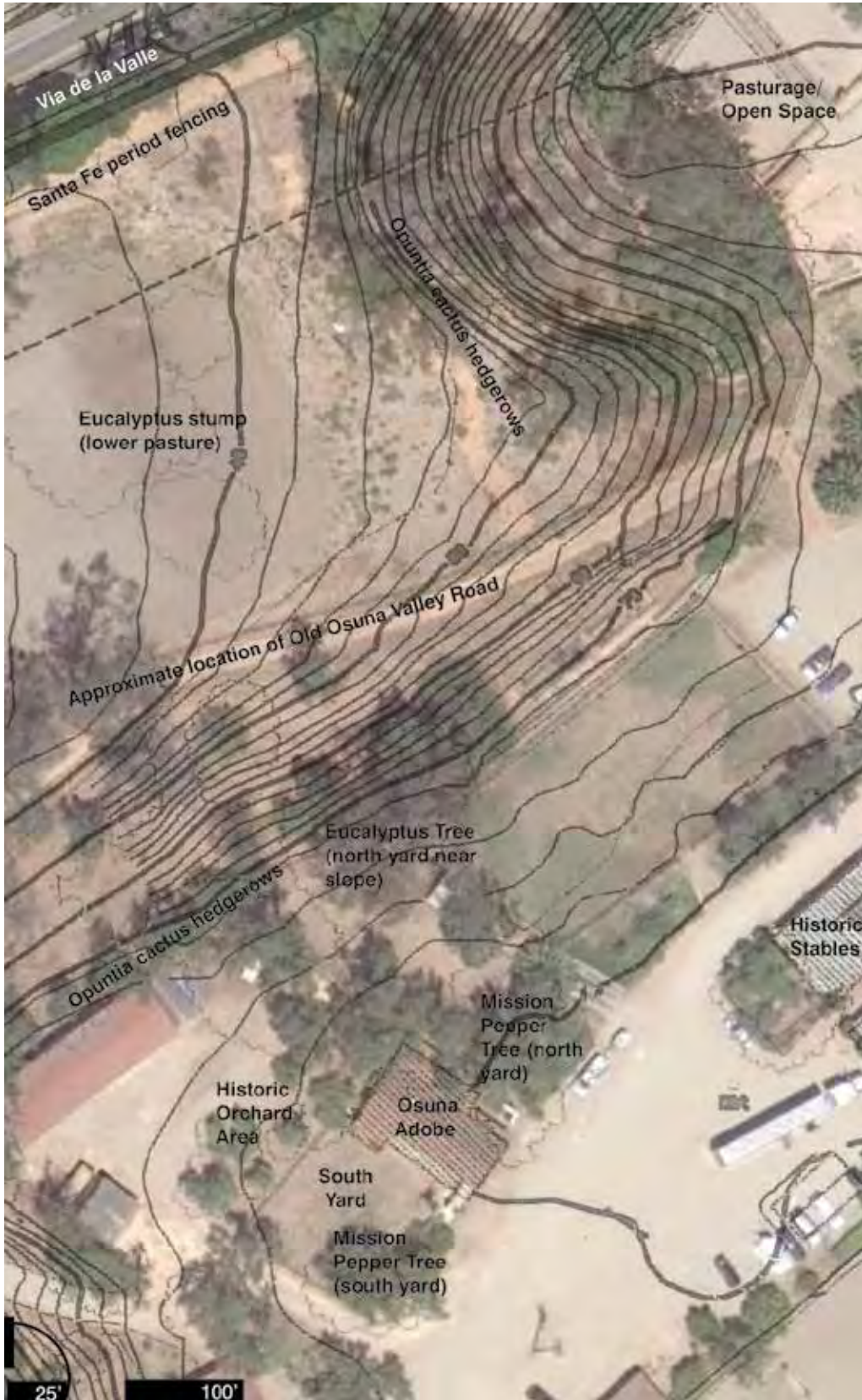


Figure 3.45 Historic Elements

IV. CULTURAL LANDSCAPE TREATMENT RECOMMENDATIONS

- A. Relocate all ranch maintenance functions to southwestern lower pasture area and screen from view.
- B. Retain professional horticulturist/arborist to survey health of trees property-wide, especially mature trees.
- C. Perform additional archaeology investigations to identify functional and social uses, especially in the Osuna Landscape Component area.
- D. Remove all irrigated planter beds 4 feet from the foundation of the adobe.
- E. Generate a comprehensive Interpretive Plan for the Osuna Adobe and Grounds.
- F. Consider creating an Indian Village Interpretive in the Lower Pasture.
- G. Continue historic research and study of Rancho San Dieguito.
- H. Consider nominating the Osuna Adobe #1 Landscape Component to the National Register of Historic Places.

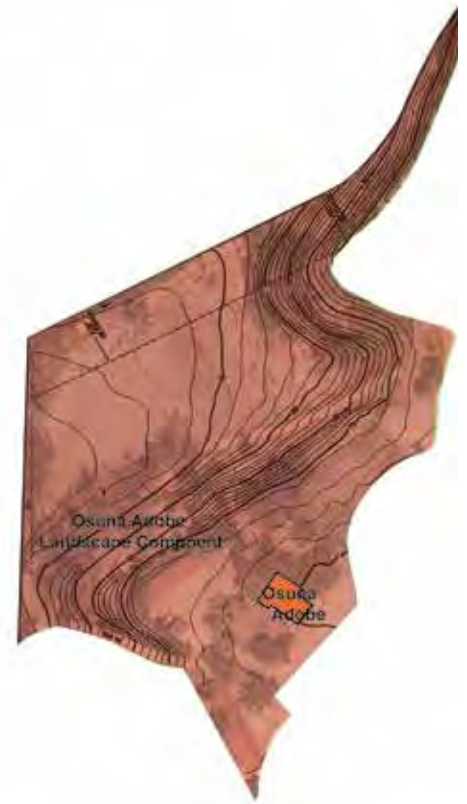


Figure 4.1 Osuna Adobe Landscape Component

IV. CULTURAL LANDSCAPE TREATMENT RECOMMENDATIONS

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Juan P. Osuna
1887



--'what they dreamed would come to be their ancestral home'--

From, "Endless Miracle", a Santa Fe Land Improvement Company publication, circa 1928

Courtesy RSF Historical Society