

TRUJILLO ADOBE



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Reconstruction Strategy

It is important to reconstruct the Trujillo Adobe in its original location so that it can communicate and represent the history of La Placita de los Trujillos as an interpretive and educational center in accordance with the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Reconstruction.

TRUJILLO ADOBE

RECONSTRUCTION STRATEGY

WHY THE TRUJILLO ADOBE IS SIGNIFICANT



Figure 1, Trujillo Adobe circa 1969

The Trujillo Adobe is the only remaining site of the first non-Native settlement in the city, which predates the founding of Riverside. The settlement was the community of La Placita de los Trujillos established circa 1845 by Lorenzo Trujillo with his family and fellow emigrants from New Mexico. The selection of this site by Trujillo was significant for political, geographical, and social reasons. First, the site was located on land known as the Bandini Donation, which was given Juan Bandini to Trujillo and the settlers in exchange for protecting Bandini's surrounding lands from indigenous raids. Second, La Placita de los Trujillos was important for its location near the Santa Ana River as a water source which

enabled the creation of the Trujillo Ditch and an irrigation system that served the community with its farms, orchards and grazing lands. Third, the site had a physical and social relationship with its fellow community on the opposite side of the river, Agua Mansa, established about the same time.

The two settlements were collectively known as the San Salvador Parish, or San Salvador. After a flood of the Santa Ana River destroyed most of the structures in the settlement, the community was moved up-bank from the river and a descendant of Lorenzo Trujillo re-built the Trujillo Adobe circa 1862. The community's residents had established the first church and the first school in the region, built a cemetery, and owned businesses. The area became a formal political unit in 1852 when the Los Angeles County Board of Supervisors established the town of "San Salvador" which encompassed Jurupa, Agua Mansa, and other adjacent settlements. Lorenzo Trujillo's house was established as the official location for elections. La Placita de los Trujillos continued to be a residential and neighborhood commercial area known as "Spanishtown" well into the 20th century.



Figure 3, Trujillo Adobe and surroundings, 1968



Figure 3, Trujillo Adobe and surroundings, 2012

As the only remaining site from La Placita de los Trujillos in Riverside, the Trujillo Adobe was designated a California Point of Historical Interest on January 24, 1968, No. P75. It is also a designated Riverside County Landmark and eligible for designation as a City Landmark.¹ For any historic site, there are seven aspects of integrity that need to be present to convey significance: location, design, setting, materials, workmanship, feeling, and association. When the site was designated a State Point of Historical Interest and a County Landmark, the building retained all aspects of integrity to a significant degree: the Trujillo Adobe was still intact, other buildings from La Placita de los Trujillos still remained nearby and the surrounding lands were used for grazing and agriculture (Figures 1 and 2). The loss of some aspects of integrity has been due to surrounding development after 1968 and adjacent road infrastructure, as well as neglect and deterioration of the building (Figures 3-5).

Today, the Trujillo Adobe still retains its integrity of location and association, and to a lesser extent, its integrity of feeling. Even though its condition has lessened its integrity of design, setting, materials and workmanship it is possible to restore integrity of design, materials and workmanship through reconstruction, and setting through careful site planning with additional land acquisition. The *Secretary of the Interior's Standards for Preservation Planning* and the *Secretary of the Interior's Standards for the Treatment of*

1. City of Riverside Historic Resources Inventory, Trujillo Adobe, 195 Orange Street; City of Riverside City Council Memorandum, April 3, 2012, Agenda Item 8, "Trujillo Adobe Site Assessment Summary," prepared by Riverside Metropolitan Museum, 8-4.

*Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*² create the framework for treating the Trujillo Adobe in a way that honors its past and will allow it to, once again, contribute its story to the historic fabric of Riverside.



Figure 4, Trujillo Adobe circa 1980

WHAT SHOULD BE DONE?

The *Secretary of the Interior's Standards* referenced above apply to any proposed project involving the Trujillo Adobe. The *Standards* begin with preservation of a resource as the highest priority which is why the four treatment categories listed under the *Secretary of the Interior's Standards* are listed in hierarchical priority order: *Preserving, Rehabilitating, Restoring and Reconstructing*. The Adobe has not been preserved well so there is much historic material missing. However, there is enough material remaining and an abundance of historical documentation to reconstruct the missing portions of the Adobe per the *Standards* and *Guidelines* for Reconstruction. The *Standards* and National Register guidelines all state that location is important for historic buildings to convey their significance. The *Standards* and *Guidelines* sometimes recommend preserving ruins, for example when the ruined condition is part of the

2. United States, *Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation*, "Secretary of the Interior's Standards for Preservation Planning" (Washington, DC: The Department, 1983), accessed August 10, 2015, http://www.nps.gov/history/local-law/arch_stnds_1.htm; Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties: with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, Cultural Resource Stewardship and Partnerships, Heritage Preservation Services, 1995).

site's history. But preserving ruins is not always appropriate or even desirable. In this case, if the entire community of San Salvador, or even La Placita de los Trujillos, were still extant as ruins, then the multiple ruins of the community would give the public a sense of the original community layout, size, and geographical relationships. However, without these other buildings, a single ruin will not create that sense. Moreover, the ruined condition of the Trujillo Adobe is not part of its historical significance; rather, it has been an unfortunate recent trajectory (Figures 4 and 5).

Aside from these *Standards and Guidelines*, the first paragraph in this report clearly states why location and reconstruction is important for the Adobe to convey its story. The encroachment of development from the surrounding area does not allow a visitor to get a sense of the original community in any way, shape or form. Thus, Reconstruction along with some restoration of the Adobe's setting is essential to the public's understanding of the property and the community it represents. Restoration of the Adobe through reconstruction of missing elements in its existing location will provide continuity with the historical relationships discussed in that paragraph. Reconstructing the Adobe and restoring some of the setting surrounding the Adobe will allow people to see the physical relationship of the Adobe to the Santa Ana River.



Figure 5, Trujillo Adobe 2012 from inside enclosure

RECONSTRUCTION STRATEGY FOR THE TRUJILLO ADOBE

The full text of the *Secretary of the Interior's Standards with Guidelines for Reconstruction* follows:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify

and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.

3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color, and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Trujillo Adobe Building

Reconstruction would: depict non-surviving portions of the building based on photographic and physical evidence; preserve the remaining historic materials; re-create the appearance of the Adobe in materials and design at a specific period of time and in its historic location; clearly identify the areas that are the new construction; and would be based on accurate documentation so as not to create a false sense of history with conjectural elements or features. This approach would preserve the Adobe's integrity of location and association, improve its integrity of feeling, and restore integrity of design, materials and workmanship.

Trujillo Adobe Setting

The other aspects of integrity involve the setting and feeling associated with the context of the site. The environs of the Adobe began to change significantly once the zoning was changed to Industrial. These uses around the Adobe do not create a setting or a feeling that conveys the story of La Placita. The site itself is sloped and too small to accommodate parking on-site, and to force parking on the site would further degrade the Adobe's setting.

La Placita de los Trujillos was a community that originally extended both south of the Adobe along Orange Street likely to about Chase Street or even Columbia, and north all the way to the Santa Ana River (Figure 6). The river was the reason the settlements were located there, and then after the 1862 flood, the reason why buildings were re-built further away and up the bank from the river. Even in 1978 when the County of Riverside acquired the site, the area surrounding the remaining buildings of La Placita was wide open (Figure 7).

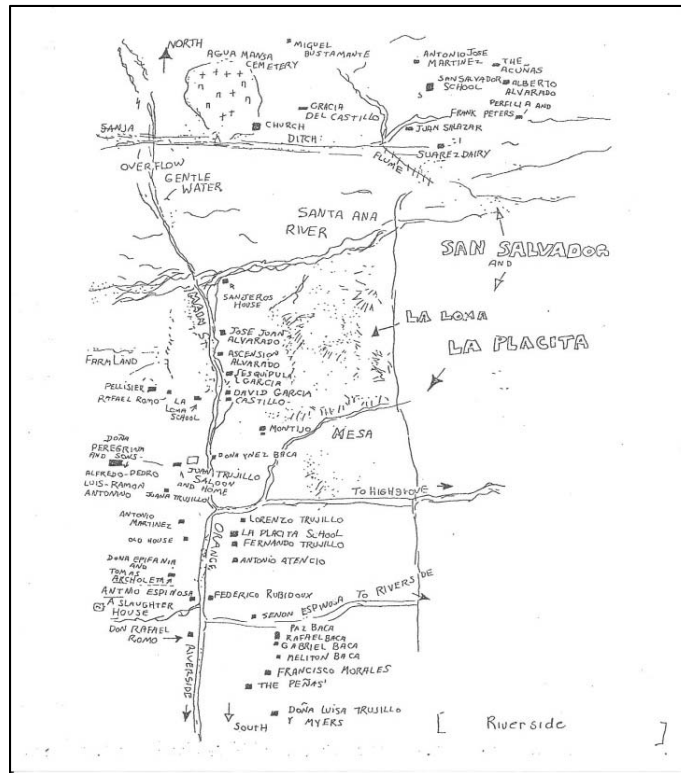


Figure 6, Map of San Salvador circa 1880s drawn from memory by Salvador Alvarado, 1971

To reconstruct and create a sense of the original feeling as well as to accommodate future access by those who will benefit from the reconstructed Adobe's interpretive and educational value, additional land should be acquired. The land should be adjacent to the Adobe so that the Adobe is within a setting that allows a continuous view corridor across an open space toward the Santa Ana River that the public can access. In addition, some thought should be given to whether a re-alignment of a portion of Center Street could be completed to move a section of the road to the south so that it is further away from the Adobe. A re-alignment would move large trucks accessing industrial sites further away from the Adobe and reduce vibrations that may affect the Adobe over time. The possible additional properties that could expand the boundary of the project area are shown in Figure 8.

STRATEGY WORK PROGRAM

Using Reconstruction as the basis for the project to restore the Trujillo Adobe to its historic appearance and partially restore the surrounding context, the following components would need to be included in the work program for the project:



Figure 7, Trujillo Adobe and surroundings, 1978

- Identify funding or develop a funding/financing plan for the project. A similar adobe restoration project about 5-10 years ago cost approximately \$500,000 but the structure was more intact. Although the author is not a contractor or cost estimator, given the condition of the Trujillo Adobe, it is estimated that the reconstruction of the Adobe alone, without the other components such as additional land acquisition, may cost on the order of \$1,000,000.
- Develop a strategy to get the Adobe and adjacent project properties under one ownership.
- Address inter-jurisdictional issues given the Adobe parcel is partly in cities of Riverside and Colton, and counties of Riverside and San Bernardino.
- To support accurate reconstruction, research and compile photographic and other available documentation and conduct site investigations as well as directed site archaeology and potentially vertical archaeology of the building as needed to identify extent and locations of footings, document extent of remaining materials, and details of material composition and dimensions, etc.

- Based on compiled information from above research, determine the era of reconstruction for the Adobe (for instance, 1968 when it was designated a Point of Historical Interest, or is there enough documentation to reconstruct it to an earlier time period of late 1800s/early 1900s?)
- Work with the community, Riverside Metropolitan Museum and Spanish Town Heritage Foundation, etc., to develop concepts to guide a facilities and interpretation plan. Questions and issues may include: Will the Adobe house museum displays or be furnished to the period as a house museum? Will it need to/can it comply with ADA? Will there be a separate visitor's center/restrooms? Where and how will parking and access occur? How will the site be buffered from adjacent industrial uses? How will the setting and feeling toward the river be ensured? Who will operate the facility? Who will maintain the facility?
- If an entity other than the City or County will operate and maintain the facility once completed, then identify the entity and mechanism and prepare and complete all of the necessary agreements or transactions at the appropriate time.
- Retain a qualified historic preservation architecture and engineering firm(s) and a qualified archaeologist to develop a reconstruction plan based on the documentation from earlier tasks and a conditions assessment to guide construction methods, building feature details, how much physical material can remain, how new construction should interface with the historic, and material specifications. They will also develop the project archaeological monitoring plan, site plan, architectural drawings, structural drawings and calculations, accessibility plan, bid documents including specifications, and engineered cost estimates, etc. The historic preservation architecture and engineering firm would review submittals/mock-ups and respond to Requests for Information (RFIs) from the contractor during construction. The archaeologist would monitor ground disturbing activity during construction.
- Submit project for review and approval of a City Certificate of Appropriateness and any other necessary entitlements with the City of Riverside and potentially County of Riverside and City of Colton.
- If City is managing project through construction, identify Department to manage it. Conduct a Request for Qualifications process to pre-qualify contractors with experience preserving, rehabilitating and restoring adobe buildings.

- Prepare bid documents and specifications and bid project to list of pre-qualified contractors. Award bid and execute contract.
- Contractor submits construction drawings for building permit plancheck and pulls permits.
- If City is managing project through construction, then City project manager oversees project with assistance as needed from City Historic Preservation Office. Qualified historic preservation architect/engineer reviews submittals and responds to RFIs during construction. Archaeologist monitors ground-disturbing activity and is empowered to temporarily stop work in the event cultural material is discovered, assess significance, and develop treatment plan if necessary.
- Prepare final reports documenting Reconstruction project including as-built plans, archaeology reports, etc.
- Historic preservation architect prepares a maintenance plan for regular on-going maintenance of the Adobe.
- Completed site is turned over to operating entity.

CONCLUSION

As a result of this strategy, people will have a sense of the Adobe as a private home, and possibly how it related to other sites in the community with the right interpretation of the site and surroundings. They will understand the importance of the proximity of La Placita de los Trujillos to Agua Mansa. They may even be able to comprehend why a community might have moved further away from the water source it depended on after a flood. The public's understanding of the Adobe's history would be lost if the Adobe is relocated to a different site where there is no connection to the historical relationships that are part of La Placita de los Trujillos' history. Reasons like these are why thousands of people have engaged with the National Trust for Historic Places nationwide, grass roots campaign to assert that "This Place Matters."



Figure 6, Layout of Trujillo Adobe parcel, adjacent parcel that should be acquired and optional additional land acquisitions