

PH0680761

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED JUL 31 1978
DATE ENTERED SEP 11 1978

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC MIGUEL PARRA ADOBE

AND/OR COMMON Parra Adobe

LOCATION

STREET & NUMBER
27832 Ortega Highway

NOT FOR PUBLICATION

CITY, TOWN
San Juan Capistrano

CONGRESSIONAL DISTRICT
40

STATE
California

VICINITY OF
CODE
06

COUNTY
Orange

CODE
059

CLASSIFICATION

CATEGORY

- DISTRICT
- BUILDING(S)
- STRUCTURE
- SITE
- OBJECT

OWNERSHIP

- PUBLIC
- PRIVATE
- BOTH
- PUBLIC ACQUISITION**
- IN PROCESS
- BEING CONSIDERED

STATUS

- OCCUPIED
- UNOCCUPIED
- WORK IN PROGRESS
- ACCESSIBLE**
- YES: RESTRICTED
- YES: UNRESTRICTED
- NO

PRESENT USE

- AGRICULTURE
- COMMERICAL
- EDUCATIONAL
- ENTERTAINMENT
- GOVERNMENT
- INDUSTRIAL
- MILITARY
- MUSEUM
- PARK
- PRIVATE RESIDENCE
- RELIGIOUS
- SCIENTIFIC
- TRANSPORTATION
- OTHER: vacant

OWNER OF PROPERTY

NAME City of San Juan Capistrano

STREET & NUMBER
32400 Paseo Adelante

CITY, TOWN
San Juan Capistrano

VICINITY OF

STATE
California

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. Orange County Hall of Records

STREET & NUMBER
630 N. Broadway

CITY, TOWN
Santa Ana

STATE
California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE San Juan Capistrano Inventory of Culturally and Historically Significant Structures, Objects and Sites

DATE 1975

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS San Juan Capistrano City Hall, 32400 Paseo Adelante

CITY, TOWN San Juan Capistrano

STATE
California

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input checked="" type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Miguel Parra Adobe is a single story building constructed of sun-dried adobe bricks, and measuring approximately 18 by 40 feet. Built around 1841, the building exemplifies adobe residential styling and construction representative of the Mexican Era in California. Situated above the floodplain on a low rise a short distance north of San Juan Creek, this was one of the ranch adobes upvalley from the mission settlement at San Juan Capistrano. The original property has been reduced in size to .18 acre. Modern residential development is now occurring on the valley floor below the adobe. The south side of the building overlooks the valley of San Juan Creek, while the north (front) side faces the present Ortega Highway, which follows the early Spanish and Mexican route of travel up the valley. A number of trees obscure the front of the building from the highway. The entire property has been surrounded by chain link fencing to protect the building from vandalism.

The front of the building is symmetrical, with a central doorway, flanked by two windows. The windows and door are framed in wood set in the thick adobe walls. These openings have pedimented architraves, showing Classical Revival elements of style brought into the area through contact with Yankee traders in this coastal area.¹ The doorway is recessed with 12 small side lights, and the windows are six over six pegged sash with pegged shutters (now removed). A doorway is centrally located in the south side, and another entrance appears in the west wall. The building was formerly plastered with thick mud, with a coating of lime plaster over the mud. Pieces of this covering still remain intact on the front of the building.

Structurally, the building has experienced some settling and cracking. The adobe walls are deteriorating. The building has been tied laterally with four metal rods, and a fifth rod runs the length of the building. The south wall is shored up in one place for temporary stabilization. Windows and doors have been boarded up to protect the building from vandalism.

The major change in the building has been the addition of a modern metal low gabled roof to protect the building. The actual configuration of the original roof is not known at the present time, although adobes of similar age built in the village of San Juan Capistrano do possess low gabled roofs. Aside from the modern roof, the Parra adobe remains the least altered of all of Orange County's adobes, and has an exceptionally high percentage of its original fabric intact.

The Parra Adobe has been acquired by the City of San Juan Capistrano. The City has undertaken the restoration of the building for use as an Indian Cultural Center. Details of the original appearance are being painstakingly reconstructed by a professional restoration architect. The goal is an historically accurate restoration; intrusions will be removed and alterations will be reversed in the restoration process. As the building has ^{been} tentatively awarded a restoration grant under the National Historic Preservation Act of 1966, restoration work will be executed according to the Secretary of the Interior's standards.

¹Harold Kirker, California's Architectural Frontier, Henry E. Huntington Library and Art Gallery, San Marino, California. 1960. pp. 16-18.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Miguel Parra Adobe, located one mile east of Mission San Juan Capistrano, is a structure of unknown origin.

Evidence suggests that it was built in the 1840's when land in San Juan Capistrano was distributed for the first time to settlers.¹ Documents describe the process of land distribution in 1841, noting that land in the eastern river valley was given to Indians.² Because this adobe is located in the eastern valley near San Juan Creek, and because Miguel Parra was an Indian known to have lived in the adobe prior to 1880 (and is in fact listed as a property owner in the 1850 Los Angeles County taxrolls)³, it is reasonable to assume that he was probably the first occupant.

Experts who have examined the structure tend to confirm the date. C. E. Roberts, who examined the building in 1936 and later published a report on Orange County adobes, believed it to be Mexican period.⁴ John Volz, an architect with the National Trust for Historic Preservation, agreed that the hardware and construction details appeared to be mid-19th century.⁵ Harriet Watson, a restoration architect currently hired to do architectural plans for restoring the building, agrees with the date.

There are, however, some unanswered questions. Traces of a stairway appear along the interior of the east wall, yet there is no second story. Iron bars cover the windows, indicating its use at some point in time as a jail or storage area. One expert (Dr. Frank Fenenga of California State University, Long Beach) believes the building may be a Mission Period barracks for agricultural workers.⁶

The adobe was owned by an American settler, Frank Riverin, in 1883,⁷ and appears to have been a shelter for several families from 1887 to 1910 when its ownership is unknown. Residents during this period used the adobe as a temporary home until a permanent home could be built.⁸

In 1917 it was sold by Claude Congdon to John Harrison⁹; in 1978 it was donated to the City of San Juan Capistrano.

The adobe is significant locally in that it represents the earliest style of farmhouse in a collection of farmhouses along State Highway 74. It has county-wide significance in that it is the least-altered of the adobes remaining in Orange County. The building is an excellent example of its type, period and method of construction. It is a minimally altered example of a Mexican Era adobe in California, constructed in the decade prior to statehood. The utilization of pedimented window and door surrounds also show evidence of early American contact, as "Yankee" elements of Classical styling began to be integrated into adobe construction along the California coast in the 1830's and 1840's when trade by sea was established with the New England states.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Attached

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY .18

QUADRANGLE NAME San Juan Capistrano, California QUADRANGLE SCALE 1:24000

UTM REFERENCES

A	1,1	44,01,0,0	3,70,77,8,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
E				F			
G				H			

VERBAL BOUNDARY DESCRIPTION The subject property is located at 27832 Ortega Highway, occupying .18 acres in the northeasternmost corner of Parcel 37 as shown on page 29, Book 124, County of Orange Assessor's Mapbook. See attached map.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE Pamela Hallan, Administrative Aide

ORGANIZATION City of San Juan Capistrano DATE June 22, 1978

STREET & NUMBER 32400 Paseo Adelanto TELEPHONE (714) 493-1171

CITY OR TOWN San Juan Capistrano STATE California

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL STATE LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

Knorr Mellon

TITLE

DATE JUL 26 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Robert B. Pettig

DATE 9/11/78

KEEPER OF THE NATIONAL REGISTER

ATTEST: *William L. Lohrlich*
CHIEF OF REGISTRATION

DATE 9/11/78

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BIBLIOGRAPHICAL REFERENCES

Numbered bibliographical references correspond to footnote numbers in the Statement of Significance.

1. Engelhardt, Zephyrin, San Juan Capistrano Mission, Los Angeles, 1922.
2. Ibid.
3. A List of All Persons and Properties Subject to Taxation Situate or Holding in the County of Los Angeles in the Year A. D. 1850, Los Angeles, County Hall of Records.
4. Roberts, C. E., Adobes of Orange County, U. S. Works Projects Administration, California, Orange County Series, WPA Research Project 3105. Santa Ana, 1936-37.
5. Volz, John - Report to Pamela Hallan dated July 21, 1976 after field inspection.
6. California Inventory of Historic Resources. California Department of Parks and Recreation, Sacramento, California. 1976.
7. 1883 Map of Capistrano Water Company irrigation ditch route, Los Angeles County Hall of Records.
8. Conversation with William Stroschein whose parents temporarily lived in the adobe in 1887. Confirmed by newspaper interview with Mrs. Fredericka Stroschein in Coastline Dispatch.
9. Orange County Deed Book 318, #88 and #339; Orange County Deedbook 319, #201.

Other Supportive References

Bancroft, Hubert Howe, History of California, 7 volumes, San Francisco, 1884-1890.

Hallan, Pamela, Dos Cientos Anos en San Juan Capistrano, Irvine, 1975.

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