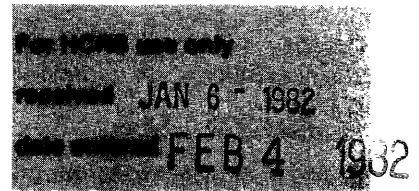


**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**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 DOMINGO YORBA ADOBE & CASA MANUEL GARCIA

and/or common

**2. Location**

street & number 31781 Camino Capistrano \_\_\_ not for publication

city, town San Juan Capistrano \_\_\_ vicinity of congressional district 40th

state California code 06 county Orange code 059

**3. Classification**

<b>Category</b>	<b>Ownership</b>	<b>Status</b>	<b>Present Use</b>
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> religious
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> scientific
		<input type="checkbox"/> no	<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

**4. Owner of Property**

name Eugenie Oyharzabal Trust

street & number 31781 Camino Capistrano

city, town San Juan Capistrano \_\_\_ vicinity of state California 92675

**5. Location of Legal Description**

courthouse, registry of deeds, etc. Orange County Hall of Records, O.C. Records Office

street & number 630 North Broadway

city, town Santa Ana state California, 92701

**6. Representation in Existing Surveys**

Domingo Yorba Adobe & Casa Manuel Garcia  
title has this property been determined eligible?  yes  no

date 1978, Orange County Board of Supervisors \_\_\_ federal \_\_\_ state  county  local

depository for survey records Orange County Board of Supervisors

city, town 10 Civic Center Plaza, Santa Ana state California 92701

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input 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
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____

### Describe the present and original (if known) physical appearance

The Domingo Yorba Adobe and the Casa Manuel Garcia are two beautifully maintained structures dating back to 1830 and 1840. They stand side by side, facing Camino Capistrano, which was the main thoroughfare between Los Angeles and San Diego until the completion of the San Diego Freeway in 1961.

The Domingo Yorba Adobe is a private, detached dwelling. It is a rectangular one-story structure; building materials consist of adobe brick, wood siding and an asphalt shingled roof. The adobe walls are 1'8" thick.

Originally, the house had two large rooms, 14' by 27'3" and 14' by 24' which were separated by an adobe wall with a doorway in the center. Each room had a door leading outside to the porch facing east onto Camino Capistrano.

The only windows in the adobe were on the east side, facing the street, with the northern room having two windows and the southern room one. This window and door pattern at the facade of the Domingo Yorba Adobe is unchanged to this day.

The original two rooms of this adobe were not of the same level, the floor of the north room being about four inches above the floor of the south room. This difference in grade required a step at the doorway between the rooms, which exists today.

The difference in room levels was originally reflected in the roofline, as shown in Photo #6. The roofline was leveled to its present appearance in 1900.

The interior living space has been changed and enlarged over time. At some point between 1880 and 1900, the two rooms of the original adobe were divided by wooden walls to create four smaller rooms, measuring 14'8" x 15'3"; 14'8" x 12'; 14'8" x 11'6"; and 14'8" x 12'6". These rooms are unchanged since that time.

Major alterations to the structure occurred between 1900 and 1936. During this period, two screened-in porches were added to the rear (west) of the original adobe. Both porch areas were enclosed by 1936. The easterly section is sheathed in stucco to match the exterior of the adobe (Photo #4). The rear section is covered in board and batten, with metal awnings over the windows and a rear entrance stairway (Photo #5). The roofline is irregular at this rear section, with a combination of gabled and hip forms. Three doorways connect the original adobe to this rear extension.

The Manuel Garcia House is the first and only two-story adobe built in San Juan Capistrano. It is a rectangular building, 75' long and 21' wide. Building materials are adobe brick, wood siding, and asphalt shingles on the roof. The outside walls are 3'3" thick adobe brick.

Originally, the adobe had two large rooms on the ground level, the room to the north was 35'6" by 14'7", the one to the south 31' by 14'7" both were connected by an archway - nothing has been altered.

In 1840 the second floor only extended over half the groundfloor part on the south end and measured 21' in width and 31' in length.

## 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 checked="" type="checkbox"/> commerce	<input checked="" type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) <i>ethnic history: Basque</i>
		<input type="checkbox"/> invention		

**Specific dates** 1830, 1840, 1880      **Builder/Architect** Miguel Garcia, Domingo Yorba

### Statement of Significance (In one paragraph)

This group of structures represents an important historical and architectural landmark in San Juan Capistrano and Southern California. The structures document a rural way of life in Orange County that persisted from the Mexican period until recent decades. The two principal structures - the Domingo Yorba Adobe and Casa Manuel Garcia - are late Mexican period adobe structures, the former, a one-story residence, the latter, a two-story Monterey style structure used chiefly for commercial purposes. The facade of each is remarkably unchanged and the two compose a striking streetscape. The adobe structures, along with late 19th century farm buildings, document a century and one-half of occupation of this site, first by Mexican and Portuguese settlers and subsequently by a pioneer French Basque family, which has resided here since 1880. The structures continue to evoke the combined residential, agricultural, and residential uses to which they have been put throughout most of the period in which San Juan Capistrano has been occupied by Euro-American settlers.

### Architecture

The two adobes standing side by side are architecturally significant since they represent architecture popular in 1830 and 1840. The Yorba Adobe is of a much more common style and there are several of this type still standing in San Juan Capistrano (Rios, Montanez, Silvas, and Avila Adobes).

Originally it was a one-story building, consisting of two large rooms and a porch on the east side that was covered by an overhanging roof. It had no kitchen, all the cooking took place outside.

The front view of the adobe today looks the same as it did after Domingo Oyharzabal altered the roofline in 1880/90, the adobe outside walls are stucco, 6 wood pillars support the roof over the porch and a plain iron railing runs the length of the porch. Alterations and additions are on the back of the building and cannot be seen from the street.

The Casa Manuel Garcia is the only two-story Monterey style adobe left in Orange County. Originally the second floor covered only half of the building, and it is not known if a balcony existed and the location of stairs leading to the one room upstairs.

In 1880, Domingo Oyharzabal added the other half of the second floor. He used wood planks for the walls, installed the wood balcony with the ornate bannister, and the outside stairway on the south side of the building. The appearance of the Casa Manuel Garcia has not changed since 1880.

# 9. Major Bibliographical References

Clifton Johnson, American Highways and Byways of the Pacific Coast  
 McMillan Co., New York, April 1908  
 Pamela Hallan, Dos Cientos Anos En San Juan Capistrano, Lehmann Publishing Co.  
 Irvine, Ca., 1975 cont. sheet

# 10. Geographical Data

Acreage of nominated property 3 Acres, Lot 39, Tract 103, Assessors parcel # 121-150-05  
 Quadrangle name San Juan Capistrano Quadrangle scale 1:24000

**UMT References**

A	<u>11</u>	<u>4385010</u>	<u>31701671610</u>	B			
	Zone	Easting	Northing		Zone	Easting	Northing
C				D			
E				F			
G				H			

**Verbal boundary description and justification** West side 206.90 feet long bordering tracks of Santa Fe Railroad. North side 355.80 feet, borders the Avila Adobe property. East side 200.70 feet facing Camino Capistrano. South side 363.55 feet bordering Adobe Restaurant and its parking lot.

**List all states and counties for properties overlapping state or county boundaries**

state	<u>n/a</u>	code	county	code
state		code	county	code

# 11. Form Prepared By

name/title Ilse M. Byrnes  
 organization San Juan Capistrano Historical Soc. date 6/1/1981  
 street & number P.O. Drawer 1029 telephone (714) 493-4222  
 city or town San Juan Capistrano state California 92693

# 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 Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature *K. Mellon*  
 title \_\_\_\_\_ date 11-30-81

**For HCRS use only**  
 I hereby certify that this property is included in the National Register  
 Entered in the National Register date 2/4/82  
*Ilse M. Byrnes*  
 Keeper of the National Register  
 Attest: \_\_\_\_\_ date \_\_\_\_\_  
 Chief of Registration

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

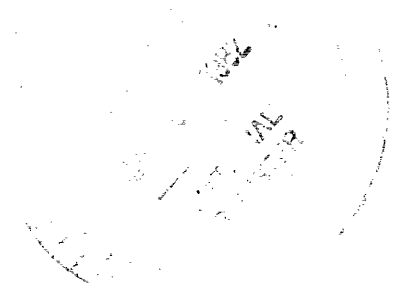
*(Continuation Sheet)*

STATE	
COUNTY	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE
FEB 4	1982

*(Number all entries)*

6. Representation in Existing Surveys:

1. San Juan Capistrano Inventory of historically and culturally significant structures, objects and sights.
2. California Inventory of Historic Resources, Sacramento, Ca.
3. Orange County Landmarks Inventory, Santa Ana, Ca.
4. Southern California Guide to Architecture, Gebhardt & Winter
5. Historic Site # 23      County of Orange 1979



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CONTINUATION SHEET

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In 1880 the other half was added, building materials for the exterior walls were wood boards. Photograph #8 clearly shows where the adobe wall ended and the new wood addition starts.

It is not known how the upper floor was reached prior to 1880. The balcony was added in 1880, it runs the length of the building on the east side; 83' long and 8'6" wide and is supported by eight wooden beams that are two stories high. On the south side are outside wooden stairs leading to the second floor.

The most striking part of the balcony is the balustrade which is of a lacy design and has not been altered since the 1880s.

The roof is high gabled with a medium gable extending over the balcony. The Manuel Garcia Adobe has not changed its appearance since 1880.

Small shed roofed extensions were added to the rear (west) of this structure in the period, 1880-1900. These have been enclosed to offer additional usable floor space (Photo #9).

On the north side is a one-story structure that is attached to the Manuel Garcia Adobe. It was built in the 1930s, first used as a garage and later converted into a small store. The architecture blends with the rest of the building and cannot be considered an intrusion, but the structure does not contribute to this predominantly nineteenth century complex.

In the courtyard on the west side of the property are two barns, three sheds, and a corn crib.

The barns were built in 1880, original materials used were wood planks and the roof was wood shingled.

The barns were altered in the '30s; the sides and the back were replaced by corrugated metal as was the roof. Of the original barn only the wood front remains.

The three sheds are wood structures. Photograph #17 shows an open shed used to store farm equipment and is in good condition. The other two on the north side of the property are plain wood plank structures and are in fair to poor condition. These sheds were built ca. 1900.

The corn crib or granary (Photo #16) shows a lath type construction with a wood shingle roof. It is the only one of this type left in the community. It has not been altered since its construction in 1880 and is in poor condition.

The grounds have not been altered since 1880. The original small orange orchard still exists, also two big California pepper trees; one is located behind the barn in the corral area and the other one directly behind the Manuel Garcia House.

The courtyard is partially asphalted.

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Commerce

When Manuel Garcia built the adobe in 1840, the ground floor housed the first General Store. In 1880, after the addition of the balcony, the stairway and the extra rooms, it served as San Juan's first hotel. The "French Hotel" was in operation from 1880 until 1903.

The original General Store remained and exists to this day. For a short time, the adobe was the site of the first American Period post office.

Exploration/Settlement

In addition to being rare Mexican Era structures, the Domingo Yorba Adobe and Casa Manuel Garcia have been continuously occupied by pioneer Southern California families.

As noted, the two-story adobe was built in 1840 by Manuel Garcia. Called "El Portugues" because he was a native of Portugal, Garcia came to San Juan Arguello (as San Juan Capistrano was then called) in the early 1840s and built this two-story adobe. "El Portugues General Store" was on the south side of the ground floor, the rest of the ground floor and the upstairs served as San Juan's first hotel for travelers along El Camino Real.

In 1857, Don Manuel's store was looted by the greatly feared bandit Juan Flores and his gang. They killed the German storekeeper Jorge Pflughardt after looting his store. Don Miguel Garcia left San Juan Capistrano and the property changed ownership several times before being purchased in 1880 by Domingo Oyharzabal and Juan Salaberri. They enlarged the building, adding on the northerly upstairs rooms, which became part of the Hotel Francais or the French Hotel; they did leave the General Store untouched. The French Hotel closed its doors in 1903, the General Store continued its existence until the present. Today it houses the "Spanish Treasures Store" that is very popular with schoolchildren who love the great variety of candy....Mrs. Brown has owned the store for over 23 years.

The greatest significance is the fact that the Domingo Yorba Adobe and the Manuel Garcia House have been in the same family since 1880. Carmen and Eugenie Oyharzabal, who live in the Yorba Adobe have the record of the Chain of Titles which reads as follows:

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- 4.8.1876 H. K. O'Melveney  
2.1.1876 S. W. Iler  
2.23.1876 Maria Rios, Wife of Domingo Yorba  
2.10.1880 Juan Salaberri and Co. and Domingo Oyharzabal  
9.14.1893 Juan Salaberri  
5.13.1895 Juan Salaberri and Domingo Oyharzabal  
5.16.1895 Juan Salaberri, Domingo Oyharzabal and Etienne Oyharzabal  
10.26.1900 Juanita and Felicitas Salaberri  
Domingo and Etienne Oyharzabal  
4.14.1901 Domingo and Etienne Oyharzabal  
7.2.1914 Etienne Oyharzabal  
7.30.1920 Union Banks and Trust, Los Angeles, California  
1.8.1937 Etienne Jr. and Eugenie Oyharzabal  
1.26.1940 Eugenie Oyharzabal  
9.22.1970 Eugenie and Carmen Oyharzabal, Trustees for Eugenie Oyharzabal

H. K. O'Melveney County Judge, Los Angeles County in trust for use and benefit of inhabitants of the town of San Juan Capistrano, pursuant of provision of an act of Congress, 4.24.1820 entitled:

"An act making further provision for the sale of public lands", and by virtue of an act of Congress, March 2, 1867 entitled:

"An act for the relief of the inhabitants of the Cities and Towns upon public lands"

Not much is known of S. W. Iler or Judge O'Melveney other than their names mentioned in the Chain of Titles.

Maria Rios, the wife of Domingo Yorba owned the Yorba Adobe and the Casa Manuel Garcia from 1876 until 1880. At that time she sold both houses to Domingo Oyharzabal and Juan Salaberri.



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Domingo Oyharzabal was born in the Basses-Pyrenees, France in 1846. His father, Babtiste, and his mother, Sabina, were farmers and raised livestock. There were nine children in the family. The death of Babtiste in 1856 made it necessary for some of the children to leave home, among them was Domingo who left for South America and from there to America, where he arrived in 1868. It was on the boat from South America to Alameda, California where he met and befriended Juan Salaberri. Soon after settling in California, he was joined by his younger brothers, Etienne and William, approximately 1870. Etienne was born January 25, 1854, the age of William is unknown. The three brothers came from Northern California to San Juan Capistrano in the early 1870s, where William died soon after their arrival. Domingo and Etienne, who was still in his teens, set out for Inyo County, where they bought land and raised sheep. The sheep raising business was later moved to Bakersfield. Both brothers worked very hard and Domingo became very prominent. He had a keen eye for climate and soil conditions and when the brothers moved to Orange County in 1878 and settled in San Juan Capistrano, Domingo was convinced that he had found the ideal spot for farming. He invested in real estate, especially ranchland and in 1910 he owned over 4,000 acres of choice land. He planted 150 acres in walnuts, raised large herds of sheep and cattle, and developed a fine irrigation system that reached the remote areas of his ranch, thus greatly enhancing the value of his land.

In 1880, Domingo Oyharzabal and Juan Salaberri became real estate partners in the purchase of the Yorba Adobe and the Casa Manuel Garcia. Domingo immediately converted the Garcia Adobe into the "French Hotel", leaving the General Store untouched, while he made his home in the Yorba Adobe. The French Hotel flourished for 23 years and Clifton Johnson in his book "American Highways and Byways" describes his visit to San Juan Capistrano and his stay at the French Hotel as follows:

"The hotel was an old-time stage route tavern, a big, long, two-story building with a piazza and balcony on both front and rear. I had to go upstairs outside and walk along the balcony to get to my room which was a rather bare and shabby apartment, with a bed that had two boxes under it to prop up the slats. "We had a heavy-weight sleeping in your bed last night" explained the landlord, "and he broke through".

"Behind the hotel were all sorts of whitewashed barns and sheds and shacks, including a kitchen and a dining room which were under a roof by themselves. Suspended from a full-foliaged pepper tree was a framework box covered by flynetting. This served for a refrigerator."

Domingo and Etienne Oyharzabal were equal partners since 1895 in all real estate investments and farming operations and after Domingo died unmarried in San Juan Capistrano in 1913, Etienne took over everything. He married the former Lucy Darius, a native of France in 1896 and she managed the French Hotel until its closure in 1903. Etienne died in 1934 and Lucy in the early 1960s, they had no children.

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Juan Salaberri's partnership appears to be terminated April 14, 1901, according to the Chain of Titles, yet the families stayed lifelong friends. The present owner, Carmen Oyharzabal stated that the members of the Salaberri family occupied the upstairs apartment of the Garcia Adobe for many years.

During the lifetime of Domingo and Etienne Oyharzabal, two nephews entered their employment, Estaban, Jr. and his brother, Pedro. Estaban, Jr., born 1877 and Pedro, born 1882 were natives of Basse-Pyrenees, France, just like their uncles. Their father, Jean Oyharzabal married Graciosa Amestoy and they had seven children.

The Oyharzabal boys received their education at local schools and attended Mauleon and Larressore College in France. When Pedro was 16, he and a sister left for South America. He found employment in Buenos Aires and in 1899, brother Estaban, Jr. left France to join him. In 1904, the two brothers decided to leave Buenos Aires for San Juan Capistrano, where their uncles, Domingo and Etienne, were prominent merchants. At first they rode the range for their uncles and became very knowledgeable in the care of cattle. Later Pedro entered his uncle's store in the Garcia Adobe as a clerk, while his brother, Estaban, became manager of the 4,000-acre ranch until 1920. In May of 1920, the brothers formed a partnership and engaged in ranching. They bought a 74-acre ranch on the Capistrano River - now known as the San Juan Creek, planted 25 acres in walnuts, and leased additional land from their uncle Etienne, raising alfalfa, grain, and walnuts. They had a very sophisticated irrigation system with its own pump station, which was initially developed by their uncle Domingo in 1910. Pedro was a lifelong member of the Walnut Growers Association. He married on April 24, 1911, Crecencia Leon, a native daughter of San Juan Capistrano. Her parents, Don Incarnacion and Juana Mendes Leon, were born in the State of Sonora, Mexico and were early settlers in San Juan Capistrano.

Pedro died in San Juan Capistrano in 1936, Crecencia died in 1967 - they had no children.

Pedro's brother, Estaban, Jr., on one of his visits to France, met and married Eugenie Harguindeguy in 1924. Eugenie, a native of Basse-Pyrenees, was the daughter of Jean and Catherine Harguindeguy.

Estaban, Jr. and Eugenie returned to San Juan Capistrano and had two daughters, Carmen and Terese.

Estaban, Jr., until his death in 1939, was a very prominent rancher. His widow and daughters continued ranching until 1960 and still live in the Domingo Yorba Adobe.

FHR-8-300A  
(11/78)

UNITED STATES DEPARTMENT OF THE INTERIOR  
HERITAGE CONSERVATION AND RECREATION SERVICE

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Major Bibliographical References

CONTINUATION SHEET

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9

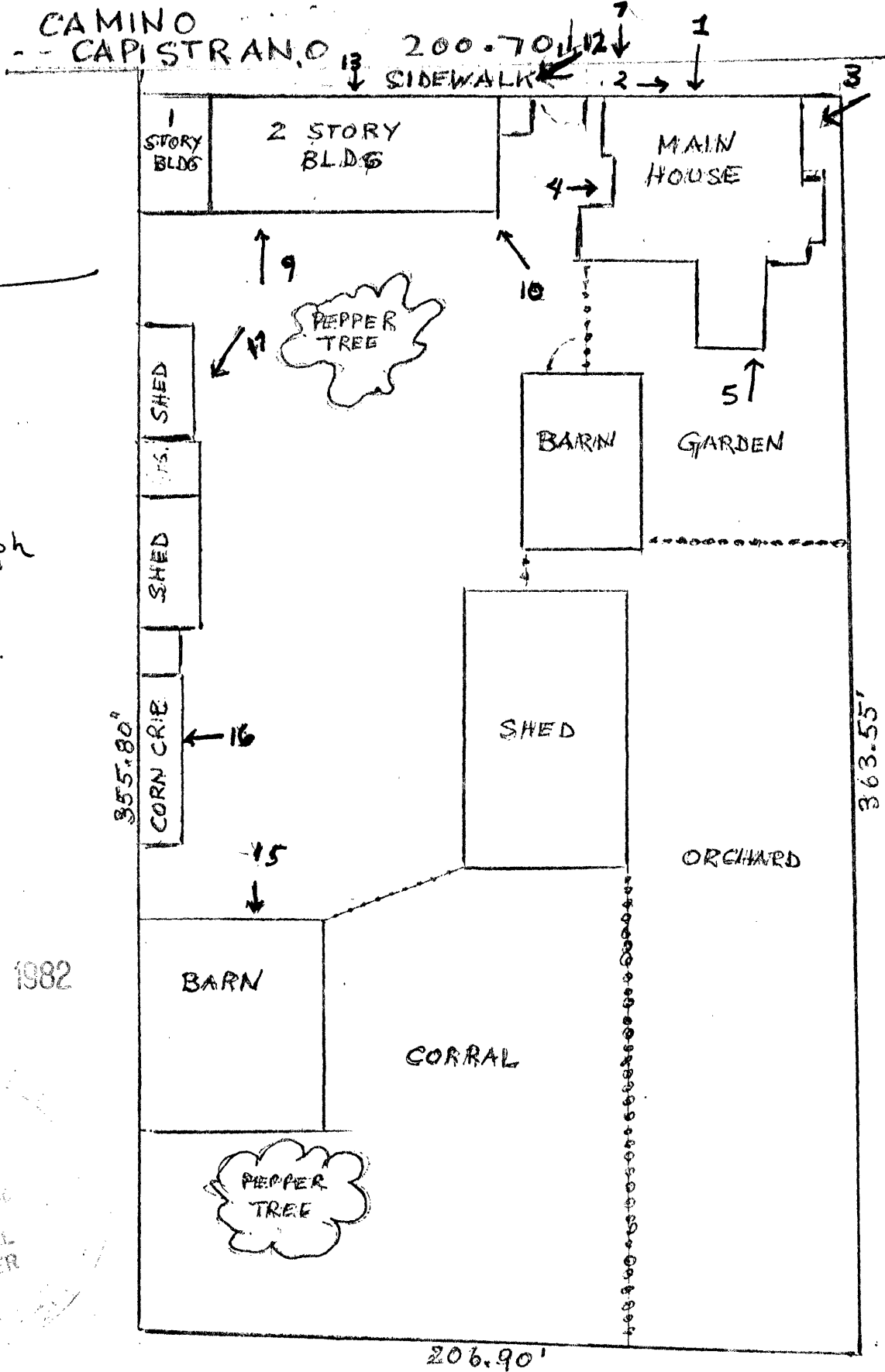
PAGE

2

Samuel Armor, ed. History of Orange County, California, with biographical sketches. Los Angeles 1911 and 1921

Winter & Gebhardt, Guide to Architecture in Los Angeles and Southern California, Peregrine Smith

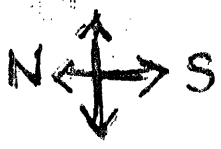
Orale Sources: Interviews with Carmen and Eugenie Oyharzabal; April, May and June 1978



Key to  
Photograph  
Locations

FEB 4 1982

NATIONAL  
REGISTER



LOT 39, TRACT 103 SAN JUAN CAPISTRANO

Domingo Yorba Adobe and Casa Manuel Garcia

SCALE: 1" = 40'