UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

THEME: Chitecture

FOR NPS USE ONLY

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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DATE ENTERED

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS **TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS** NAME Estudillo House HISTORIC AND/OR COMMON Estudillo House LOCATION STREET & NUMBER 4000 Mason Street NOT FOR PUBLICATION CONGRESSIONAL DISTRICT CITY, TOWN San Diego 40th VICINITY OF STATE CODE COUNTY CODE California San Diego 073 06 **3 CLASSIFICATION** CATEGORY OWNERSHIP STATUS **PRESENT USE** DISTRICT X PUBLIC X_OCCUPIED AGRICULTURE X....MUSEUM X BUILDING(S) ----PRIVATE _UNOCCUPIED __COMMERCIAL -PARK ___STRUCTURE _вотн _WORK IN PROGRESS __PRIVATE RESIDENCE __EDUCATIONAL __SITE PUBLIC ACQUISITION ACCESSIBLE ___ENTERTAINMENT -RELIGIOUS __OBJECT X_YES: RESTRICTED __IN PROCESS __GOVERNMENT ___SCIENTIFIC __BEING CONSIDERED ___YES: UNRESTRICTED _INDUSTRIAL __TRANSPORTATION __NO -MILITARY OTHER **OWNER OF PROPERTY** State of California, Department of Parks and Recreation NAME STREET & NUMBER P. O. Box 2390 STATE CITY, TOWN California Sacramento VICINITY OF LOCATION OF LEGAL DESCRIPTION San Diego County Registry of Deeds COURTHOUSE. REGISTRY OF DEEDS, ETC STREET & NUMBER CITY, TOWN STATE San Diego California **REPRESENTATION IN EXISTING SURVEYS** Historic American Buildings Survey (6 sheets and 7 photos) TITLE DATE 1936-37 X FEDERAL STATE COUNTY 1004

DEPOSITORY FOR SURVEY RECORDS	Library of	Congress/AnnexDivision of Prints and Photographs
 CITY, TOWN		STATE
	Washington	D.C.



	CONDITION	CHECK ONE	CHECK (DNE
EXCELLENT X_GOOD FAIR	DETERIORATED RUINS UNEXPOSED	UNALTERED XALTERED reconstructed	X_ORIGINAL MOVED	SITE DATE

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE The great U-shaped, one-story house is built around three sides of a large patio or courtyard and originally contained 13 rooms. The center or east section is 116 feet long and the north and south wings measure 96 1/2 by 18 1/2 feet and 98 1/2 by 20 feet respectively. The adobe walls are plastered and whitewashed inside and out and average three feet in thickness. The tile roof is of the shed type, sloping outwards towards the streets on all three exterior facades and presenting a sheer wall upon the inner patio sides. This roof is supported by hand-hewn timbers and beams that are lashed together with rawhide thongs. A one-story veranda extends completely around the three inner sides of the houses. The low-pitched roof of the corridor is supported by a series of widely spaced posts and all rooms in the house open directly upon this The large rectangular windows have heavy solid wooden shutters and veranda. originally contained no glass. The floor is tile. There were no fireplaces in the house and all cooking was done in a small separate kitchen. At a later date two fireplaces were added in the north wing.

The rooms are arranged in a straight single line. The main entrance is a wide passageway or hall with heavy double doors, which is located in the middle of the west or center section. To the left, originally, were the chapel and a bedroom, and to the right, the schoolroom and a bedroom. In the 1910 restoration, the partition walls separating the two bedrooms from the adjacent rooms were removed, thus enlarging the chapel and school room. The north wing contains two bedrooms, a living room, a later kitchen, and the servants' dining room. The south wing has three bedrooms and the large family dining room.

The house was also once topped by a small round wooden cupola from which the family and guests could watch the bullfights and festivals staged on the adjacent town plaza. This feature was not reconstructed in the 1910 restoration, but was constructed during the 1968 renovation.





PERIOD	AREAS OF SIGNIFICANCE CHECK AND JUSTIFY BELOW			
	ARCHEOLOGY-PREHISTORIC	COMMUNITY PLANNING	LANDSCAPE ARCHITECTURE	RELIGION
1400-1499	ARCHEOLOGY-HISTORIC	CONSERVATION	LAW	SCIENCE
1500-1599	AGRICULTURE	ECONOMICS	LITERATURE	SCULPTURE
1600-1699	ARCHITECTURE	EDUCATION	MILITARY	_SOCIAL/HUMANITARIAN
1700-1799	ART	ENGINEERING	MUSIC	THEATER
X1800-1899	COMMERCE	EXPLORATION/SETTLEMENT	PHILOSOPHY	_TRANSPORTATION
1900-	COMMUNICATIONS	_INDUSTRY	POLITICS/GOVERNMENT	OTHER (SPECIFY)
		_INVENTION		

SPECIFIC DATES 1827-29

BUILDER/ARCHITECT

STATEMENT OF SIGNIFICANCE

The Estudillo House, erected in 1827-29, is a mostly rebuilt example of a typical large Spanish-Mexican one-story town house.

HISTORY

About 1824, the soldiers of the Presidio of San Diego began building their houses outside the adobe walls of the fort. In 1827, Don Jose Antonio Estudillo, a captain in the presidial garrison, was granted a house lot and by 1829 had completed the large house which still occupies the entire east side of town plaza. He later served as mayor and justice of the peace of San Diego. Acquiring three ranches by 1829, Estudillo became a wealthy man and his house was considered at the time to be one of the finest in Mexican California. A large hall in his house served from the early 1830's until 1856 as the town chapel and as a school. In times of revolution and war, the women and children of San Diego also took refuge behind the thick walls of the house. The structure was occupied by the Estudillo family until 1887, when it was abandoned and allowed to fall into ruin.

In 1905, the casa was bought by John D. Spreckles, who financed its restoration under the supervision of Architect Hazel Waterman in 1910. In 1968 it was deeded to the State of California by Mr. Legler Benbough, then the owner, and another restoration begun under the supervision of Architect Clyde Trudell. The restoration work was finished in 1969, and the house was furnished in time for San Diego's 200th Anniversary.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

(See Continuation Sheet)

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LIST ALL STATES AND (COUNTIES FOR PROPERT	IES OVERLAPPING STA	TE OR COUNTY BOUNDARIES
STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE
STREET & NUMBER 1100 L Street NW. CITY OR TOWN Washington			telephone 202-523-5464 state DC
12 STATE HISTORIC I	RESERVATION	N OFFICER CE	RTIFICATION
THE EVALU	ATED SIGNIFICANCE OF	THIS PROPERTY WITH	N THE STATE IS:
NATIONAL	STAT	E	LOCAL
	nclusion in the National R the National Park Service.		tion Act of 1966 (Public Law 89-665), I it has been evaluated according to the
TITLE		<u> </u>	DATE
FOR NPS USE ONLY I HEREBY CERTIFY THAT THIS I	PROPERTY IS INCALDED	N THE NATIONAL REG	ISTER
	Mm	Hh	DATE 44419
DIRECTOR OFFICE OF ARCHEC	DLOGY AND CONTRACTORIC PR	ESTRVATION	DATE 11079
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LANDMARKS)



UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE



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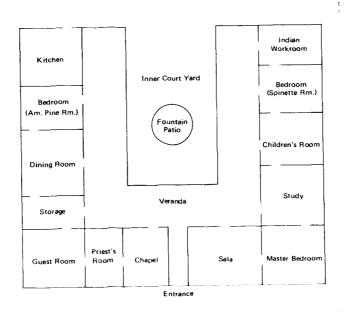
NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

DATE ENTERED

CONTINUATION SHEET

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Floor plan of the Estudillo House as restored by the State of California 1968-69. UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

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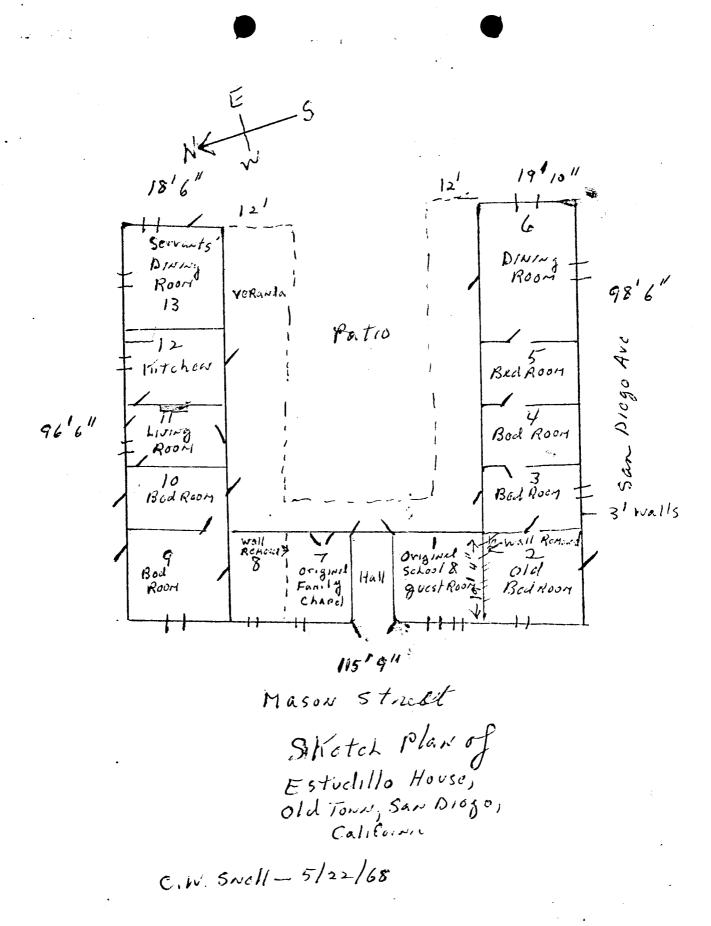
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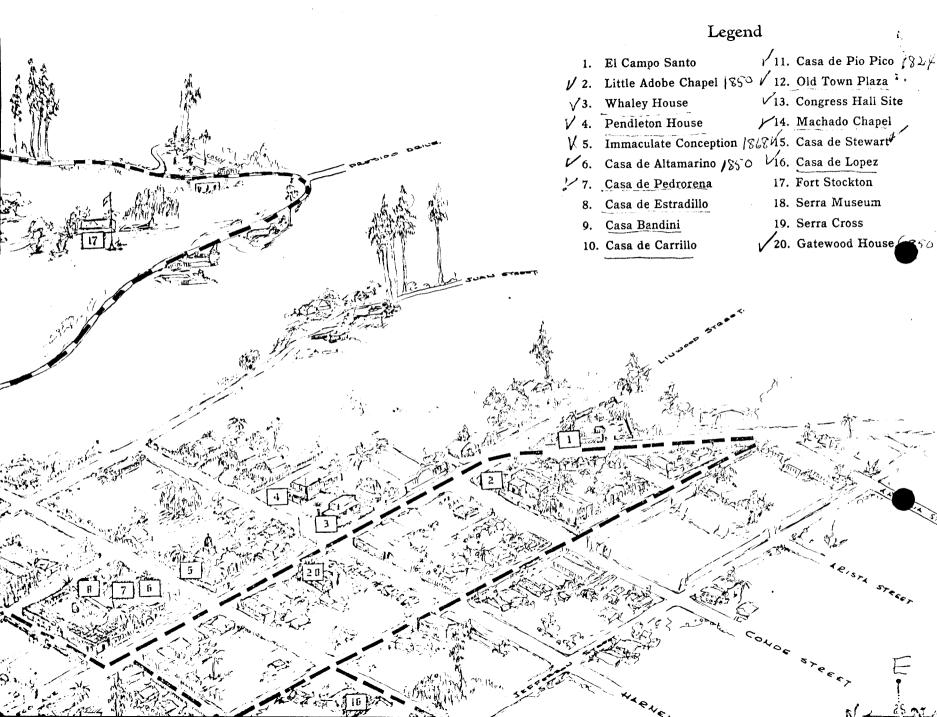
NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

DATE ENTERED

CONTINUATION SHEETITEM NUMBER 9PAGE 1Griffin, Helen S., Casas and Courtyards: Historic Adobe Houses of California,
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Oakland, 1955.Kirker, Harold, California's Architectural Frontier, San Marino, 1960.Lewis, Oscar, Here Lived the Californians, New York, 1957.Morrison, Hugh, Early American Architecture, New York, 1952.

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United States Department of the Interior

NATIONAL PARK SERVICE WASHINGTON, D.C. 20240

IN REPLY REFER TO: A1619-DOS

APR 1 3 1970

Memorandum

To:

Secretary of the Interior Through: Assistant Secretary for Fish and Wildlife, 9 Parks, and Marine Resources

Acting

From: Director, National Park Service

Subject: National Historic Landmark recommendations, 61st meeting of the Advisory Board on National Parks, Historic Sites, Buildings and Monuments

Enclosed herewith is the memorandum of the Advisory Board on National Parks, Historic Sites, Buildings and Monuments summarizing its findings and recommendations on the National Survey of Historic Sites and Buildings partial theme study of "Colonial Architecture." This memorandum makes two principal recommendations: (1) That 77 sites encompassed by this study be declared eligible for National Historic Landmark status. These are listed under Sections A, B, C, and D of the memorandum; (2) That 41 of these sites be given further consideration in long range plans for addition to the National Park System.

We recommend that you approve the Advisory Board's memorandum, and that it be returned to this office to become a part of the permanent record of actions recommended by the Board and approved by you.

within L. Bree

Enclosure

Approved: APR 1 5 197 ield

Secretary of the Interior



United States Department of the Interior

NATIONAL PARK SERVICE WASHINGTON, D.C. 20240

IN REPLY REFER TO:

October 8, 1969

Memorandum

To: Secretary of the Interior

From:

Chairman, Advisory Board on National Parks, Historic Sites, Buildings, and Monuments

Subject: National Survey of Historic Sites and Buildings: Partial study of "Colonial Architecture" comprising sites in eighteen States and the District of Columbia

The Advisory Board on National Parks, Historic Sites, Buildings, and Monuments, at its 61st meeting in Washington, D. C., October 6-9, 1969, having carefully evaluated the partial study of "Colonial Architecture," submits the following statements with recommendations:

A. Of the sites included in the study, the following are recognized as nationally significant in illustrating or commemorating the history of the United States, and it is recommended that they be declared eligible for designation as Registered National Historic Landmarks with boundaries, as appropriate, described in attachments:

Alaska

- 1. Church of the Holy Ascension, Unalaska
- 2. Church of the Assumption of the Virgin Mary, Kenai

California

- 3. Anza House
- 4. Jose Castro House
- 5. Estudillo House
- 6. Fort Ross Commander's House
- 7. Fort Ross Russian Orthodox Church
- 8. Guajome Ranchhouse
- 9. Los Alamos Ranchhouse
- 10. Los Cerritos Ranchhouse
- 11. Monterey Old Town Historic District
- 12. Petaluma Adobe
- 13. San Diego Mission Church
- 14. San Juan Bautista Plaza Historic District
- 15. San Luis Rey Mission Church
- 16. Vhay House

Delaware

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17. Aspendale

Florida

- 18. Llambias House
- 19. Oldest House
- 20. St. Augustine Town Plan Historic District

Illinois

- 21. Church of the Holy Family
- 22. Pierre Menard House

Louisiana

- 23. Keller (Homeplace) Plantation House
- 24. Lafitte's Blacksmith Shop
- 25. Mayor Girod House
- 26. Madame John's Legacy
- 27. Parlange Plantation House
- 28. Presbytere

Maryland

- 29. Brice House
- 30. Chase-Lloyd House
- 31. Chestertown Historic District
- 32. His Lordship's Kindness
- 33. London Town Publik House
- 34. Montpelier
- 35. Mount Clare
- 36. Resurrection Manor
- 37. Tulip Hill
- 38. West St. Mary's Manor
- 39. Wye House

Missouri

40. Louis Bolduc House

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New Mexico

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41. San Estevan del Rey Mission Church

- 42. San Francisco de Assissi Mission Church
- 43. San Jose de Gracia Church

North Carolina

- 44. Chowan County Courthouse
- 45. Cupola House
- 46. Palmer-Marsh House
- 47. Single Brothers' House

South Carolina

- 48. Brick House Ruin
- 49. William Gibbes House
- 50. Hampton Plantation
- 51. Heyward-Washington House
- 52. Middleburg Plantation
- 53. Pompion Hill Chapel
- 54. St. James' Episcopal Church, Goose Creek
- 55. St. James' Episcopal Church, Santee
- 56. St. Stephen's Episcopal Church

Texas

- 57. Mission Concepcion
- 58. Spanish Governor's Palace

Virginia

- 59. Brandon
- 60. Bruton Parish Church
- 61. Carter's Grove
- 62. Christ Church, Alexandria
- 63. Kenmore
- 64. Sabine Hall
- 65. James Semple House
- 66. Shirley
- 67. Waterford Historic District
- 68. Wythe House
- 69. Yeocomico Church

Washington

70. Fort Nisqually Granary

B. Three sites included in the portion of Colonial Architecture that considered the Middle Colonies are recognized as nationally significant and it is recommended that they be declared eligible for designation as Registered National Historic Landmarks:

1. William Trent House, New Jersey

2. Christ Church, Pennsylvania

3. Carpenters' Hall, Pennsylvania

C. Two sites included in this study are recognized as nationally significant in Theme IV, "Spanish Exploration and Settlement." It is recommended that they be declared eligible for recognition as Registered National Historic Landmarks:

1. La Purisima Mission, California

2. Cathedral of St. Augustine, Florida

D. Two sites not originally included within this study are recommended for designation as National Historic Landmarks within Theme XX, Subtheme, "Architecture."

1. El Santuario de Chimayo, New Mexico

2. Peyton Randolph House, Virginia

E. Other Recommendations:

1. That the following sites be placed in the category of "Other Sites Considered:"

California

- (1) Avila House
- (2) La Casa de Cota de la Cuesta
- (3) La Casa de Eduardo de la Cuesta
- (4) Covarrubias Adobe
- (5) De La Guerra Adobe
- (6) El Cuartel
- (7) Guadalupe (Olivera) Ranch House No. 1
- (8) Hill-Carrillo Adobe
- (9) Ortega House

- (10) Plaza Church
- (11) Rocha House
- (12) San Diego Old Town Historic District
- (13) San Juan Capistrano Mission Church

District of Columbia

(14) Alva Belmont House

Illinois

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- (15) Cahokia Courthouse
- (16) Cahokia Historic District

Louisiana

(17) Darby Plantation House (18) Ormond Plantation

Maryland

- (19) Emmanuel Protestant Episcopal Church
- (20) Genesar
- (21) Hammond Manor House
- (22) Kilmarock (Burleane Hall)
- (23) Ogle Hall
- (24) Otterbein Church
- (25) Patuxent Manor House
- (26) St. John's Episcopal Church, Broad Creek
- St. Paul's Episcopal Church, Kent County (27)
- (28) Talbot County Court House
- (29) Third Haven Meeting House
- Trinity Episcopal Church, Dorchester County (30)

Missouri

(31) Jean Baptiste Valle House

New Mexico

(32) San Geronimo de Taos Mission Church

North Carolina

- (33) Bath Historic District
- (34) St. Paul's Episcopal Church, Edenton
- (35) St. Thomas Episcopal Church, Bath
- (36) Tryon Palace, Original (West) Wing

South Carolina

- (37) Branford-Horry House
- (38) Fenwick Hall
- (39) Medway Plantation
- (40) Thomas Rose House
- (41) Col. John Stuart House
- (42) Sword Gate House

Virginia

- (43) Berkeley Plantation
- (44) Brafferton Hall, College of William and Mary
- (45) The Glebe House
- (46) Noland's Ferry House
- (47) Pohick Church
- (48) President's House, College of William and Mary
- (49) Smithfield Plantation
- (50) Tazewell House

West Virginia

- (51) Crane (Lord Fairfax) House
- (52) Mordington (Happy Retreat)
- (53) Governor Tiffin House

2. That the following sites be given further study under this theme:

California

- (1) Olivas Adobe
- (2) San Gabriel Mission Church

Colorado

(3) Baca House

Connecticut

(4) Hatheway House

Delaware

- (5) Christ Church, Laurel
- (6) Prince George's Chapel

Florida

(7) Spanish Treasurer's House

Louisiana

- (8) African House, Melrose Plantation
- (9) Creole Cottage
- (10) Louis Arceneaux House
- (11) E. D. White Memorial Cottage
- (12) Voisin Plantation House
- (13) Spanish Custom House
- (14) Erariste Blanc House
- (15) Montegut House
- (16) Bank of the United States
- (17) Absinthe House
- (18) Cathedral of St. Louis

Maryland

- (19) Carroll Mansion
- (20) Providence Plantation
- (21) Queen Anne's County Courthouse
- (22) Horatio Sharp (Rideout) House
- (23) Scott House
- (24) St. John's Episcopal Church, Hillsboro
- (25) St. Luke's Episcopal Church, Church Hill
- (26) St. Luke's Episcopal Church or Tuckahoe Chapel, Queenstown
- (27) Old Wye Church
- (28) Doughoregan Manor

New Mexico - Florida

- (29) Pascual Martinez Ranch House
- (30) Santa Fe and Albuquerque and Pensacola town plans

North Carolina

- (31) Breezeway type of Colonial House
- (32) Edenton Historic District
- (33) Hayes Plantation House
- (34) Sycamore Plantation

South Carolina

- (35) Edward's House
- (36) Edisto Hall

Virginia

- (37) Battersea
- (38) Blandfield
- (39) Carlyle House
- (40) Dulaney House
- (41) Elmwood
- (42) Hanover Tavern
- (43) Hanover Courthouse
- (44) King William Courthouse
- (45) Long Bridge Ordinary
- (46) Marmion
- (47) Powhatan Courthouse
- (48) Powhatan Tavern
- (49) Three-story wooden row houses, south side of 200 block of Prince Street in Alexandria
- (50) Smithfield Courthouse
- (51) Washington Historic District
- (52) Wetherburn's Tavern
- (53) Fincastle Historic District

West Virginia

- (54) Harewood
- (55) Sweet Springs

F. The National Park System includes the following structures that are Importantly Related to this study:

- 1. Tumacacori National Monument, Arizona
- 2. Castillo de San Marcos National Monument, Florida
- 3. Fort Matanzas National Monument, Florida

- 4. Hampton National Historic Site, Maryland
- 5. Nelson House, Colonial National Historical Park, Virginia
- 6. San Jose Mission Church, Texas

G. Forty-eight sites related to this theme have been classified as possessing national significance in other theme studies. These are:

Importantly Related to Colonial Architecture

- 1. Russian Mission Orphanage, Alaska
- 2. San Xavier del Bac Mission Church, Arizona
- 3. Carmel Mission Church, California
- 4. Larkin House, California
- 5. Old Custom House, California
- 6. Royal Presidio Chapel, California
- 7. Santa Barbara Mission Church, California
- 8. Sonoma Pueblo Historic District, California (with boundaries enlarged and defined in the attachments)
- 9. Savannah Historic District, Georgia
- 10. The Cabildo, Louisiana
- 11. Ursuline Convent, Louisiana
- 12. Vieux Carre Historic District, Louisiana
- 13. Jackson Square, Louisiana
- 14. Colonial Annapolis Historic District, Maryland
- 15. Hammond-Harwood House, Maryland
- 16. Maryland State House, Maryland
- 17. Whitehall, Maryland
- 18. Ste. Genevieve Historic District, Missouri
- 19. Palace of the Governors, New Mexico
- 20. Old Salem Historic District, North Carolina
- 21. Miles Brewton House, South Carolina
- 22. Robert Brewton House, South Carolina
- 23. Charleston Historic District, South Carolina (with boundaries enlarged and defined in the attachments)
- 24. Drayton Hall, South Carolina
- 25. Mulberry Plantation, South Carolina
- 26. St. Michael's Episcopal Church, South Carolina
- 27. Presidio de La Bahia, Texas
- 28. Alexandria Historic District, Virginia
- 29. Bacon's Castle, Virginia
- 30. Christ Church, Lancaster County, Virginia

- 31. Colonial Williamsburg Historic District, Virginia
- 32. Gadsby's Tavern, Virginia
- 33. Gunston Hall, Virginia
- 34. Mount Airy, Virginia
- 35. Mount Vernon, Virginia
- 36. St. Luke's Church, Virginia
- 37. Stratford Hall, Virginia
- 38. Adam Thoroughgood House, Virginia
- 39. Tuckahoe Plantation, Virginia
- 40. Westover, Virginia
- 41. Wren Building, College of William and Mary, Virginia

Also Related to Colonial Architecture

- 42. Erskine House, Alaska
- 43. St. Michael's Cathedral, Alaska
- 44. Commandant's House, Presidio of San Francisco, California
- 45. Las Trampas Plaza Historic District, New Mexico
- 46. Salem Tavern, Old Salem, North Carolina
- 47. The Alamo, Texas
- 48. Rising Sun Tavern, Virginia

H. The Board recommends that the Old State (Colony) House in Newport, Rhode Island, a Landmark previously placed in the category of Also Related to Colonial Architecture, be noted as being Importantly Related to Colonial Architecture.

I. The following sites are judged of such prime significance as to merit further study for possible addition to the National Park System. It is recognized that many, such as Colonial Williamsburg, are being adequately preserved at present and are not available. Because unforeseen contingencies may change present circumstances, such sites should nevertheless be identified as potential units of the system and noted for long-range consideration in the evolution of the National Park System Plan.

- 1. Russian Mission Orphanage, Alaska
- 2. San Xavier del Bac Mission Church, Arizona
- 3. Fort Ross, California
- 4. Guajome Ranchhouse, California
- 5. Los Alamos Ranchhouse, California
- 6. Monterey Old Town Historic District, California

7. Petaluma Adobe, California 8. Royal Presidio Chapel, California 9. Santa Barbara Mission Church, California 10. Church of the Holy Family, Illinois 11. Parlange Plantation House, Louisiana 12. Vieux Carre Historic District, Louisiana 13. Colonial Annapolis Historic District, Maryland 14. Resurrection Manor, Maryland 15. Tulip Hill, Maryland 16. Whitehall, Maryland 17. Wye House, Maryland 18. Ste. Genevieve Historic District, Missouri San Estevan del Rey Mission Church (Acoma), New Mexico 19. 20. San Jose de Gracia Church (Las Trampas), New Mexico Old Salem Historic District, North Carolina 21. 22. Charleston Historic District, South Carolina 23. Drayton Hall, South Carolina 24. Mulberry Plantation, South Carolina St. James Episcopal Church, Goose Creek, South Carolina 25. 26. St. James Episcopal Church, Santee, South Carolina 27. Mission Concepcion (San Antonio Missions Park Proposal), Texas 28. Presidio de la Bahia (Goliad Complex), Texas 29. Alexandria Historic District, Virginia 30. Brandon, Virginia 31. Bacon's Castle, Virginia 32. Christ Church, Lancaster County, Virginia 33. Colonial Williamsburg Historic District, Virginia 34. Gunston Hall, Virginia 35. Mount Airy, Virginia 36. Mount Vernon, Virginia 37. St. Luke's Church, Virginia 38. Shirley, Virginia 39. Stratford Hall, Virginia Adam Thoroughgood House, Virginia 40. Westover, Virginia 41. Emil W. Haury

APR 1 5 1970 Approved:

Secretary of the Interior