

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Type all entries - complete applicable sections)

STATE: California	
COUNTY: San Diego	
FOR NPS USE ONLY	
ENTRY NUMBER 71.9.06.0050	DATE 9/3/71

1. NAME

COMMON:
Old Town San Diego Historic District

AND/OR HISTORIC:
Pueblo de San Diego

2. LOCATION

STREET AND NUMBER:
Intersection U.S. 5 and U.S. 80/Interstate 8

CITY OR TOWN:
San Diego

STATE California	CODE 06	COUNTY: San Diego	CODE 073
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3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP	STATUS	ACCESSIBLE TO THE PUBLIC
<input checked="" type="checkbox"/> District <input type="checkbox"/> Building <input type="checkbox"/> Site <input type="checkbox"/> Structure <input type="checkbox"/> Object	<input checked="" type="checkbox"/> Public Public Acquisition: <input type="checkbox"/> Private <input type="checkbox"/> In Process <input type="checkbox"/> Both <input type="checkbox"/> Being Considered	<input type="checkbox"/> Occupied <input type="checkbox"/> Unoccupied <input checked="" type="checkbox"/> Preservation work in progress	Yes: <input checked="" type="checkbox"/> Restricted <input type="checkbox"/> Unrestricted <input type="checkbox"/> No
PRESENT USE (Check One or More as Appropriate)			
<input type="checkbox"/> Agricultural <input type="checkbox"/> Commercial <input type="checkbox"/> Educational <input type="checkbox"/> Entertainment	<input type="checkbox"/> Government <input type="checkbox"/> Industrial <input type="checkbox"/> Military <input checked="" type="checkbox"/> Museum	<input checked="" type="checkbox"/> Park <input type="checkbox"/> Private Residence <input type="checkbox"/> Religious <input type="checkbox"/> Scientific	<input type="checkbox"/> Transportation <input type="checkbox"/> Other (Specify) _____ _____ _____

4. OWNER OF PROPERTY

OWNER'S NAME:
State of California - Department of Parks and Recreation

STREET AND NUMBER:
1416 - 9th Street

CITY OR TOWN:
Sacramento

STATE: California	CODE 06
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5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC.:
Official Records

STREET AND NUMBER:
County Administration Center

CITY OR TOWN:
San Diego

STATE: California	CODE 06
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6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY:
San Diego "Old Town" Study

DATE OF SURVEY: **February 1966** Federal State County Local

DEPOSITORY FOR SURVEY RECORDS:
State Department of Parks and Recreation

STREET AND NUMBER:
1416 - 9th Street

CITY OR TOWN:
Sacramento

STATE: California	CODE 06
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STATE: **California**

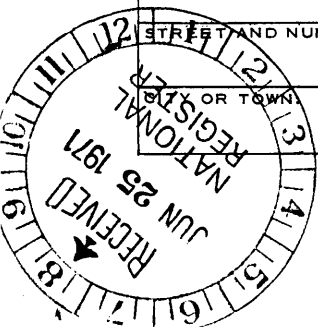
COUNTY: **Sacramento**

ENTRY NUMBER: **71.9.06.0050**

DATE: **9/3/71**

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7. DESCRIPTION

CONDITION	(Check One)					
	<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input checked="" type="checkbox"/> Deteriorated	<input type="checkbox"/> Ruins	<input type="checkbox"/> Unexposed
	(Check One)			(Check One)		
	<input checked="" type="checkbox"/> Altered	<input type="checkbox"/> Unaltered	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (if known) PHYSICAL APPEARANCE

From its beginning as a community during the 1820's and throughout the subsequent decades spanning a century and a half, the settlement today known as "Old Town" San Diego has seldom remained for long in any one state or condition. Physically and socially, there has been a more or less continual metamorphosis. With the ebb and flow of human life, the alterations wrought by political climate, and the great evolution of transportation and communications, the town has waxed and waned and waxed again. Each decade has brought its changes in the physical appearance of El Pueblo de San Diego. Few of the original adobe buildings of the Mexican period remain. All have been altered. Two have been restored. Three are scheduled for restoration at the date of this nomination (May 1971). Several reconstructions are contemplated to replace buildings lost over the past century. The plaza, around which stood the principal buildings has been converted into a park. Paved streets today carry traffic on the four sides that once comprised a larger town square.

San Diego Plaza with its surrounding buildings was more or less typical of the frontier Mexican town in original appearance - a public square surrounded by a single-story adobe houses with flat or low sloping roofs either tiled, thatched or mud covered. A few whitewashed, most just mud plastered. Each resident had its small garden plot. There was a calabozo, or jail.

From the time of the occupation of the town by American forces in 1846, the character of Old Town San Diego went into a second phase. Frame buildings and at least one of brick and including several of two stories appeared over the next two decades. Some of these were constructed on the sites of earlier adobes. Several hotels were built, all now gone from the scene, with one exception noted below. The Franklin House was three stories, retaining a single story adobe at the ground floor level. At least one two-story adobe was built during this period.

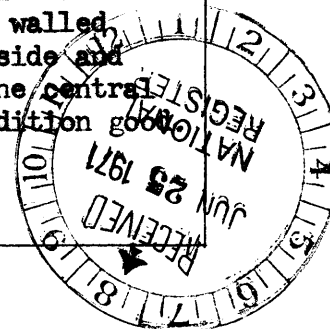
The State Park ultimate plan for Old Town San Diego Historic District involves four basic elements: (1) restoration of the seven remaining historic buildings; (2) reconstruction of several historic buildings on the original sites; (3) restoration of The Plaza; (4) removal of incompatible elements. The periods portrayed will be The Mexican Era - 1821-1846 and the American transition period - 1846-1872. The project development will be appropriately phased to maintain a living community concept.

Existing structures original to the period 1821-1872:

Casa de Jose Antonio Estudillo -

Restored, 1969. One-story adobe reconstructed first in 1910, with some alterations of original plan. One story, U-plan with patio and walled garden. Covered portico on three sides of patio. Plastered inside and out and roofed with "mission" tile. A frame cupola surmounts the central portion, original date unknown. Approximately 6,300 feet; condition good

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7. Description (Continuation Sheet)

(Number all entries)

Casa de Juan Bandini -

Scheduled for restoration. Two stories - original first story adobe, later frame second story, shingle roof, two story covered portico and verandah along San Diego Street and patio porches at rear. Lower floor plastered. Presently L-plan, may have been U-plan originally. About 5,080 square feet each floor, porches additional. Condition, fair. Modified interior.

Casa de Juana Machado de Silvas -

Scheduled for restoration. Single story adobe, tile roofed, U-plan; east-wing recent, may cover site of original wing. Patio and garden at rear. Street fill along front deeply covers original grade. Approximately 2,650 square feet. Condition, deteriorated. Considerably modified.

Machado-Stewart Adobe -

Restored, 1969. Single story adobe of rural design. Tile roof laid over cane. About 1,500 square feet, condition good.

Pedrorena Adobe -

Scheduled for restoration. Single story adobe, tile roof, very much modified. Two frame wings at rear, patio garden. About 600 square feet in the adobe portion. Composition and shingle roof. Condition fair.

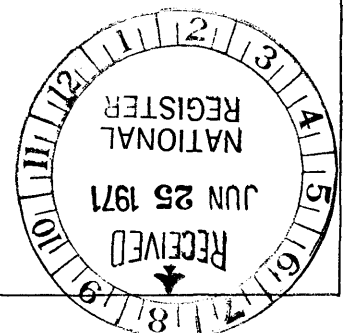
San Diego Union Office -

Restored. Single story frame with shingle roof and porch at front. Condition good. Approximately 1,200 Square feet.

Mason Street School -

Partially restored. Single story frame construction. Wood floor and shingle roof. About 800 square feet. Condition fair.

Old Town San Diego Historic District boundaries are approximately from the easterly line of Wallace and Washington Streets to the westerly line of Twiggs Street, and from the northerly line of Congress Street to the southerly line of Juan Street.



SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

- | | | | |
|--|---------------------------------------|--|---------------------------------------|
| <input type="checkbox"/> Pre-Columbian | <input type="checkbox"/> 16th Century | <input type="checkbox"/> 18th Century | <input type="checkbox"/> 20th Century |
| <input type="checkbox"/> 15th Century | <input type="checkbox"/> 17th Century | <input checked="" type="checkbox"/> 19th Century | |

SPECIFIC DATE(S) (If Applicable and Known)

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

- | | | | |
|---|---|---|--|
| <input type="checkbox"/> Aboriginal | <input type="checkbox"/> Education | <input checked="" type="checkbox"/> Political | <input type="checkbox"/> Urban Planning |
| <input type="checkbox"/> Prehistoric | <input type="checkbox"/> Engineering | <input type="checkbox"/> Religion/Philosophy | <input type="checkbox"/> Other (Specify) |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Industry | <input type="checkbox"/> Science | _____ |
| <input type="checkbox"/> Agriculture | <input type="checkbox"/> Invention | <input type="checkbox"/> Sculpture | _____ |
| <input type="checkbox"/> Architecture | <input type="checkbox"/> Landscape Architecture | <input checked="" type="checkbox"/> Social/Humanitarian | _____ |
| <input type="checkbox"/> Art | <input type="checkbox"/> Literature | <input type="checkbox"/> Theater | _____ |
| <input type="checkbox"/> Commerce | <input checked="" type="checkbox"/> Military | <input type="checkbox"/> Transportation | _____ |
| <input type="checkbox"/> Communications | <input type="checkbox"/> Music | | _____ |
| <input type="checkbox"/> Conservation | | | _____ |

STATEMENT OF SIGNIFICANCE

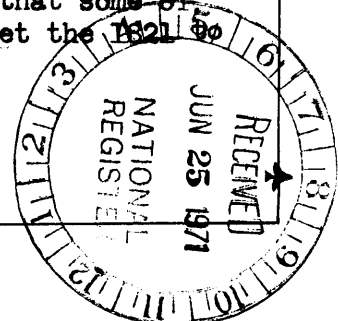
Military significance derives from several historical elements. Pueblo de San Diego grew from the early 1820's as a place of residence for retired military personnel who had served at the nearby presidio. At San Diego began the Spanish Colonial effort in Alta (upper) California, with the 1869 founding of Mission San Diego de Alcala by Father Junipero Serra and establishment of the presidial garrison by Gaspar de Portola. When the mission found a new site several miles distant in 1774, the presidio remained at the original location. With the independence of Mexico, 1822, retired soldiers began to build homes below Presidio Hill. Some families seem already to have been living there.

During the term of Jose Maria Echeandia, 1825-1831, San Diego was the seat of government for California. The presidio was gradually abandoned and dismantled or permitted to deteriorate during the 1830's, while the pueblo, officially so established in 1835, continued as one of the very few principal towns. Here several of the more prominent families among the Californians were represented, and are today represented in the few remaining buildings of the latter part of that period.

On July 9, 1846 San Diego was captured and occupied by American forces. The pueblo figured more or less prominently in subsequent skirmishes of the Mexican War and by its close had begun to attract American settlers and tradesmen. During the 1850's several frame hotels, shops and residences appeared, as well as some new adobe buildings. Yet for several more decades, as a new San Diego was developed southward along the bay-shore, Old Town with its little plaza retained something of its distinctively Mexican character. Not until the onset of World War II did Old Town San Diego begin rapidly to lose its identity of flavor and setting as developments in transportation and other technological advances brought about significant and dramatic environmental changes.

The establishment of Old Town San Diego Historic District and Old Town San Diego State Historic Park in the 1960's assures that the remaining evidences of the Pueblo de San Diego may be preserved and that some of the vanished historical values may be recreated to interpret the 1821-1872 Mexican-American period.

SEE INSTRUCTIONS



9. MAJOR BIBLIOGRAPHICAL REFERENCES

Architectural-Historical Summaries for Sites and Structures
Old Town San Diego Historic Park - California Resources Agency, 1968.
Plaza in Old San Diego - Department of Natural Resources, 1937.
San Diego "Old Town" Study - Resources Agency, 1966.
Historic Spots in California - Hoover, Rensch, Abeloe, 1966.

NW 1/4 1/4 15.70
 162/11/11
 162/11/11
 SW 1/4 1/4 15.70
 162/11/11
 162/11/11
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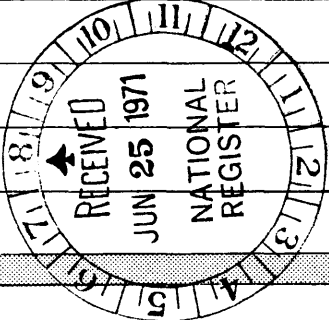
10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY				O R	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES				
CORNER	LATITUDE		LONGITUDE		LATITUDE		LONGITUDE		
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	32°	45'	22"	117°	11'	47"			
NE	32°	45'	16"	117°	11'	38"			
SE	32°	45'	09"	117°	11'	43"			
SW	32°	45'	15"	117°	11'	56"			

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: **16 acres ±**

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

STATE:	CODE	COUNTY:	CODE



11. FORM PREPARED BY

NAME AND TITLE: **Cliff M. Bisbee, Historian**

ORGANIZATION: **State Department of Parks and Recreation** DATE: **April, 1971**

STREET AND NUMBER: **1416 - 9th Street**

CITY OR TOWN: **Sacramento** STATE: **California 95814** CODE: **06**

12. STATE LIAISON OFFICER CERTIFICATION NATIONAL REGISTER VERIFICATION

As the designated State Liaison 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. The recommended level of significance of this nomination is:

National State Local

Name: [Signature]
 Title: State Liaison Officer
 Date: June 21, 1971

I hereby certify that this property is included in the National Register.

[Signature]
 Chief, Office of Archeology and Historic Preservation

SEP 3 1971
 Date _____

ATTEST:
[Signature]
 Keeper of The National Register

JUN 30 1971
 Date _____

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8. Significance

(Continuation Sheet)

(Number all entries)

Significance of remaining period original buildings:

Casa de Juan Bandini -

Built circa 1829. Juan Bandini, born and educated in Peru, arrived in California circa 1819; married Dolores Estudillo, daughter of General Jose Maria Estudillo. Bandini became prominent and influential in political, civic and social affairs of San Diego and California. His home became headquarters during the American occupation for Commodore Robert F. Stockton in 1846. It was here that a message was delivered notifying Stockton of one of the Mexican War's most dramatic skirmishes, the Battle of San Pascual a few miles north of San Diego. Several Bandini daughters married other prominent early Californians. Became a hotel and stage station, 1860's. Toward the end of that decade a frame second story was added; the place then was known as the Cosmopolitan Hotel.

Casa de Jose Antonio Estudillo -

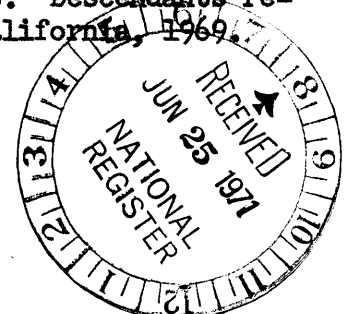
Built circa 1830, by a son of General Jose Maria Estudillo, Jose Antonio was prominent in political, civic and social affairs of Southern California, both during the Mexican and the early American periods. Casa Estudillo was the scene of numerous festive and social events of the period. Continued public interest in Old Town San Diego is largely attributable to a romantic tradition that Ramona, heroine of Helen Hunt Jackson's 19th Century novel of that name, was married in the family chapel in this house. In 1910 Casa Estudillo was first restored, or reconstructed with meticulous attention to the original craft techniques and materials. Restored again in 1969 by the State of California.

Casa de Juana Machado de Silvas -

Built circa 1843. Occupied for more than a century with descendants of two soldiers of the Spanish Presidio de San Diego.

Machado-Stewart Adobe -

Built circa 1830. Residence on retirement from the presidial garrison of Jose Manuel Machado and his family. Daughter Rose married, 1845, John Stewart, sailor and former shipmate of Richard Henry Dana whose book "Two Years Before the Mast", brings much light to California of the 1830's. Descendants remained as occupants until 1966. Restored by State of California, 1969.



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8. Significance

(Continuation Sheet)

(Number all entries)

Pedrorena Adobe -

Built circa 1843. Miguel de Pedrorena, native of Spain, married (1843) a daughter of General Jose Maria Estudillo. He was prominent in political, civic and social affairs of Mexican and pioneer American California, and represented San Diego at the State Constitutional Convention in Monterey, 1849. After Pedrorena died, 1850, his widow married Jose Antonio Altamirano and this couple occupied the house at least through the 1860's.

San Diego Union Office -

Built circa 1850's. On this site, the little frame building (which may have been moved from an earlier location) first was an outbuilding of the Altamirano family then occupying the Pedrorena Adobe next door. In 1868 the San Diego Union newspaper began publication here, continuing at this location for two years. Restored, 1967, and houses the San Diego Union Museum.

