

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

THEME: Architecture

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DATE ENTERED

NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORMSEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS**1 NAME**

HISTORIC Estudillo House

AND/OR COMMON  
Estudillo House**2 LOCATION**

STREET &amp; NUMBER 4000 Mason Street

CITY, TOWN

San Diego

VICINITY OF

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

40th

STATE

California

CODE

06

COUNTY

San Diego

CDDE

073

**3 CLASSIFICATION**

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input checked="" type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<b>PUBLIC ACQUISITION</b>	<b>ACCESSIBLE</b>	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER

**4 OWNER OF PROPERTY**

NAME State of California, Department of Parks and Recreation

STREET &amp; NUMBER

P. O. Box 2390

CITY, TOWN

Sacramento

VICINITY OF

STATE

California

**5 LOCATION OF LEGAL DESCRIPTION**CDURTHOUSE, San Diego County Registry of Deeds  
REGISTRY OF DEEDS, ETC

STREET &amp; NUMBER

CITY, TOWN

San Diego

STATE

California

**6 REPRESENTATION IN EXISTING SURVEYS**

TITLE Historic American Buildings Survey (6 sheets and 7 photos)

DATE

1936-37

 FEDERAL  STATE  COUNTY  LOCALDEPOSITORY FOR  
SURVEY RECORDS

Library of Congress/Annex--Division of Prints and Photographs

CITY, TOWN

Washington

STATE

D.C.

# 7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" 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	reconstructed	

## 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 veranda. The large rectangular windows have heavy solid wooden shutters and 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			
<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 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 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)

## 10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 1

UTM REFERENCES

A	1 1	4 8 1 6 6 0	3 6 2 3 8 4 0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

The Estudillo House is located within Old Town State Historic Park. Its boundary is coterminous with its town lot which is defined by streets on three sides; State Street on the north, Mason Street on the west, San Diego Avenue on the south and its courtyard wall on the east which is adjacent to Casa de Pedronena.

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

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

## 11 FORM PREPARED BY

NAME / TITLE Boundary prepared by Patricia Heintzelman, Architectural Historian, Landmark Review Project; original form prepared by Charles Snell, 1967

ORGANIZATION

Historic Sites Survey

DATE

September 1975

STREET & NUMBER

1100 L Street NW.

TELEPHONE

202-523-5464

CITY OR TOWN

Washington

STATE

DC

## 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.

FEDERAL REPRESENTATIVE SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

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

DATE

4/24/79

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

Bill Leborich

DATE

1/10/79

KEEPER OF THE NATIONAL REGISTER

(NATIONAL HISTORIC LANDMARKS)

UNITED STATES DEPARTMENT OF THE INTERIOR  
 NATIONAL PARK SERVICE

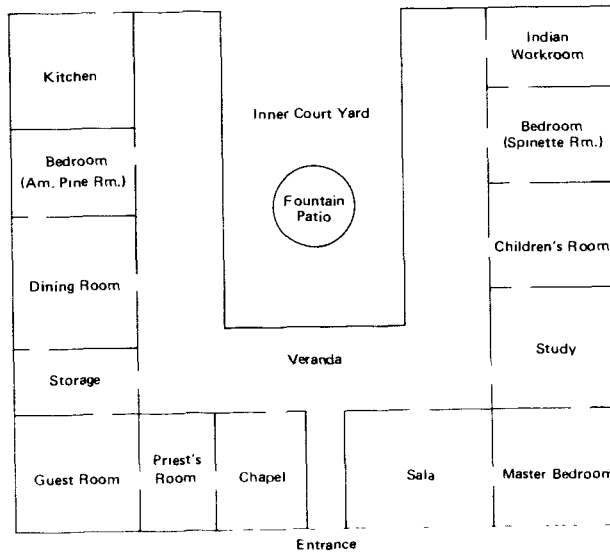
**NATIONAL REGISTER OF HISTORIC PLACES  
 INVENTORY -- NOMINATION FORM**

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CONTINUATION SHEET

ITEM NUMBER

PAGE



Floor plan of the Estudillo House  
 as restored by the State of California  
 1968-69.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

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

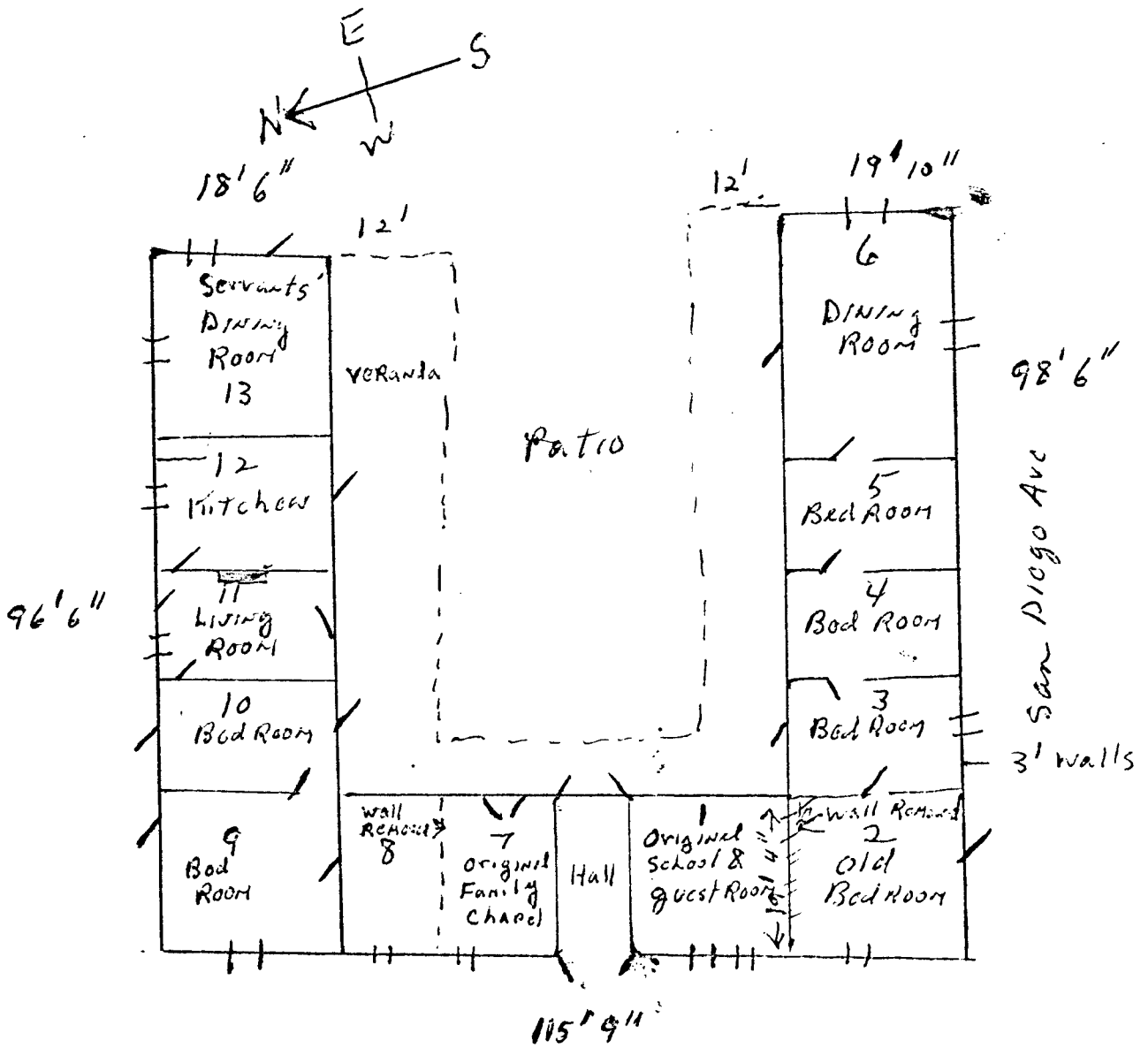
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CONTINUATION SHEET

ITEM NUMBER 9

PAGE 1

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- Griffin, Helen S., Casas and Courtyards: Historic Adobe Houses of California, 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.
- Sanford, Trent E., The Architecture of the Southwest, New York, 1950.



Mason Street

Sketch Plan of  
 Estudillo House,  
 Old Town, San Diego,  
 California

C.W. Snell - 5/22/68

# Legend

- |                                 |                             |
|---------------------------------|-----------------------------|
| 1. El Campo Santo               | ✓ 11. Casa de Pio Pico 1824 |
| ✓ 2. Little Adobe Chapel 1850   | ✓ 12. Old Town Plaza        |
| ✓ 3. Whaley House               | ✓ 13. Congress Hall Site    |
| ✓ 4. Pendleton House            | ✓ 14. Machado Chapel        |
| ✓ 5. Immaculate Conception 1868 | ✓ 15. Casa de Stewart       |
| ✓ 6. Casa de Altamarino 1850    | ✓ 16. Casa de Lopez         |
| ✓ 7. Casa de Pedrorena          | 17. Fort Stockton           |
| 8. Casa de Estradillo           | 18. Serra Museum            |
| 9. Casa Bandini                 | 19. Serra Cross             |
| 10. Casa de Carrillo            | ✓ 20. Gatewood House 1850   |

