



*Old Town, San Diego, Cal. 1885. Courtesy of California History Room, California State Library, Sacramento, Ca.*

## 2

# HISTORIC PRESERVATION

- 2.1 HISTORIC CONTEXT
- 2.2 IDENTIFICATION AND PRESERVATION OF HISTORICAL RESOURCES
- 2.3 EDUCATIONAL OPPORTUNITIES AND INCENTIVES RELATED TO HISTORICAL RESOURCES

## 2. Historic Preservation

### GOALS

- Identification and preservation of significant historical resources in Old Town San Diego.
- Identification of educational opportunities and incentives related to historical resources in Old Town.

### INTRODUCTION

The purpose of the City of San Diego General Plan Historic Preservation Element is to preserve, protect, restore and rehabilitate historical and cultural resources throughout the City of San Diego. It is also the intent of the element to improve the quality of the built environment, encourage appreciation for the City's history and culture, maintain the character and identity of communities, and contribute to the City's economic vitality through historic preservation. The element's goals for achieving this include identifying and preserving historical resources, and educating citizens about the benefits of, and incentives for, historic preservation.

Old Town San Diego has significant and distinct history that makes it a national and international attraction. Old Town's history provides the basis for the Community Plan's vision and policies. The Old Town San Diego Historic Preservation Element contains specific goals and recommendations to address the history and cultural resources unique to Old Town in order to encourage appreciation of the community's history and culture. These policies along with the General Plan policies provide a comprehensive historic preservation strategy for Old Town. The Old Town Historic Preservation Element was developed utilizing technical studies prepared by qualified experts, as well as extensive outreach and collaboration with Native American Tribes, community planning groups and preservation groups.

An Archaeological Study and Historic Survey Report were prepared in conjunction with the Community Plan. The Archaeological Study describes the pre-history of the Old Town Area; identifies known significant archaeological resources; provides guidance on the identification of possible new significant archaeological resources; and includes recommendations for the treatment of significant archaeological resources. The Historic Survey Report (consisting of a Historic Context Statement and reconnaissance survey) provides information regarding the significant historical themes in the development of Old Town. These documents, along with the results of extensive community outreach which led to the identification of additional potential historical resources, have been used to inform not only the policies and recommendations of the Historic Preservation Element, but also the land use policies and recommendations throughout the Community Plan.

The Historic Preservation Element provides a summary of the significant development themes identified in the Historic Context Statement, as well as a discussion of designated historical resources and potentially significant historical resources. Complementing the Historic Preservation Element, the Land Use Element discusses the Old Town State Historic Park and the Presidio Park, and the Economic Prosperity Element addresses the importance of promoting Old Town San Diego as a major cultural heritage tourism destination.

The Community Plan envisions enhancing the historic character of Old Town San Diego through supporting preservation and protection of the community's historical resources within the community, and encouraging their restoration and rehabilitation. Historical resources of the community include archaeological sites, historic sites, and buildings representative of the community's history.

## 2.1 Historic Context

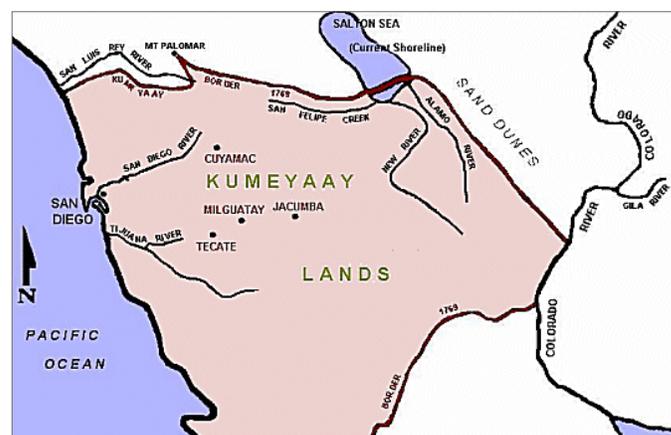
Old Town San Diego is the birthplace of modern San Diego, with roots stretching back through thousands of years of Native American occupation. The following is a summation of the prehistoric and historic development of the Old Town Community broken down into four general periods – Prehistory/Native American, Spanish, Mexican and American. A complete discussion of the community’s prehistory and history can be found in the Archaeology Study and the Historic Context Statement (Appendix A).

### **NATIVE AMERICAN – INDIAN PERIOD (8500 B.C. - 1542)**

The prehistory of the San Diego region is evidenced through archaeological remains representing more than 10,500 years of Native American occupation, locally characterized by the San Dieguito complex, the Archaic La Jolla and Pauma Complexes and the Late Prehistoric. Based on ethnographic research and archaeological evaluations, Late Prehistoric materials in southern San Diego County are believed to represent the ancestral Kumeyaay.

The Ethnohistoric Period, sometimes referred to as the ethnographic present, commences with the earliest European arrival in San Diego and continued through the Spanish and Mexican periods and into the American period. The founding of Mission San Diego de Alcalá in 1769 brought about profound changes in the lives of the Kumeyaay. The coastal Kumeyaay were quickly brought into the mission or died from introduced diseases. Earliest accounts of Native American life in San Diego were recorded as a means to salvage scientific knowledge of native lifeways. These accounts were often based on limited interviews or biased data collection techniques. Later researchers and local Native Americans began to uncover and make public significant contributions in the understanding of native culture and language.

These studies have continued to the present day and involve archaeologists and ethnographers working in conjunction with Native Americans to address the continued cultural significance of sites and landscapes across the County. The myths and history that is repeated by the local Native American groups now and at the time of earlier ethnographic research indicate both their presence here since the time of creation and, in some cases, migration from other areas. The Kumeyaay are the identified Most Likely Descendants for all Native American human remains found in the City of San Diego. By the time Spanish colonists began to settle in Alta California in 1769, the Old Town area was within the territory of the Kumeyaay people, who spoke a Yuman language of the Hokan linguistic stock.



*Kumeyaay lands when the Spanish landed in 1769. Image courtesy of Michael Connolly Miskwish.*



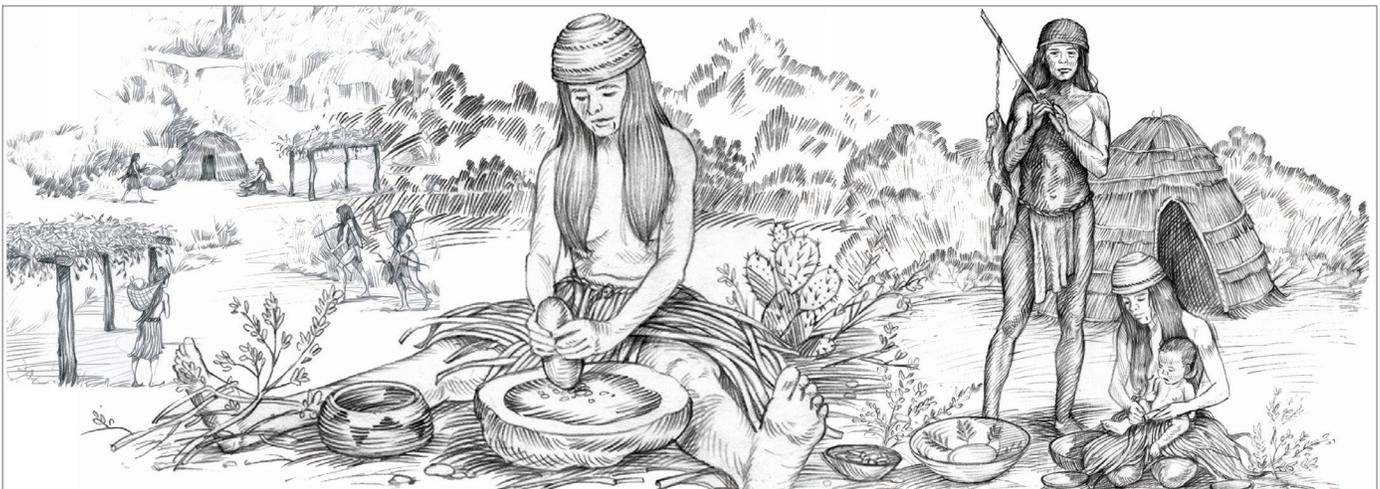
*The Kumeyaay built dome-shaped shelters called 'ewaa, similar to the one shown here at the San Diego Botanical Gardens. Photo courtesy of Rachel Cobb (www.weedyacres.com).*

The Kumeyaay had a hunting and gathering economy based primarily on various plant resources. For the Kumeyaay in the Old Town area, grass seeds were probably the primary food, supplemented by various other seeds such as sage, sagebrush, lamb's quarters, and pine nuts. Small game was a major source of protein, but deer were hunted as well. Villages and campsites were generally located in areas where water was readily available, preferably on a year-round basis. The San Diego River which is located approximately 3.5 miles from the northern end of the community planning area provided an important resource not only as a reliable source of water, but as a major transportation corridor through the region.

Major coastal villages were known to have existed along the San Diego River, including the village of Kosaii (also known as Cosoy or Kosa'aay) near the mouth of the San Diego River. Although the actual location of the village is unknown, Hubert Bancroft reported in 1884 that a site called Cosoy/Kosaii/Kosa'aay by the Native Americans was in the vicinity of what is now Presidio Hill and Old Town, located less than 1 mile west of the Old Town community planning boundary. Several investigations have identified possible locations for the village of Cosoy/Kosaii/Kosa'aay, but the actual site has never been found. Several additional large villages have been documented along the San Diego River through ethnographic accounts and archaeological investigations in the area.

### SPANISH PERIOD (1542 - 1821)

In 1542, Juan Rodriguez Cabrillo was the first European to arrive at the San Diego Bay. Europeans did not visit San Diego again for sixty years until Don Sebastian Vizcaino, who was in charge of a major scientific exploratory expedition, arrived at the San Diego Bay in 1602. European explorers described the San Diego region as a Mediterranean arid area with lush sites along river valleys and marine environments. The Spanish did little to settle or develop San Diego until 1769, when further colonization took place. By that time, the Russians had been hunting and trading along the coastline of California. This discovery, coupled with the steady advance westward of people from the Anglo-American colonies, caused Spain great concern. The Spanish authorities in Mexico increased colonization efforts in San Diego. A land party of soldiers commanded by Don Gaspar de Portola together with missionaries and Indians led by Father Junipero Serra arrived in San Diego in 1769, settling in the Old Town San Diego area near the Kumeyaay village of Kosaii. Shortly thereafter, a rudimentary chapel was constructed and a Presidio began to be built around it. Father Serra, in consecrating the chapel made of wooden stakes and tule reeds, established the first of many missions to be built along the California coast. Major activities of the Spanish in this period included Christianization of the Native American Indians, construction of the Presidio and mission structures, subsistence farming, raising cattle and sheep, fishing and food gathering, and limited trading with Spanish vessels.



*This illustration displays a scene of the daily life of the Kumeyaay/Diegueños. Original artwork by Lesley Randall and David House.*

Native Americans were employed in many activities related to the construction and operation of the mission and Presidio. A trail to La Playa, the landing site for ships on the eastern shore of Point Loma, was established during this time by the Spanish along an ancient Kumeyaay path which generally corresponds to present-day Rosecrans Street.

By 1772, the Presidio stockade encompassed barracks for the soldiers, a storehouse for supplies, a house for the missionaries, and the improved chapel. The log and brush huts were gradually replaced with buildings made of adobe brick. Flat earthen roofs were eventually replaced by pitched roofs with rounded roof tiles. Clay or packed earth floors were eventually lined with fired brick. In 1774, Father Serra founded the current location of the Mission San Diego de Alcalá six miles upriver from its first location, leaving the Presidio to become community primarily comprised of military men, their families, and Native American workers by 1776.

As early as 1791, Presidio commandants in California were given the authority to grant small house lots and garden plots to soldiers and their families, and sometime after 1800 soldiers and their families began to move down from Presidio Hill. Historical sources confirm there were at least 15 such lot grants below Presidio Hill by 1821, of which only five within the boundaries of present-day Old Town had houses on them in 1821.



*In this depiction of Old Town San Diego, multiple historic structures built around the central plaza can be identified. Image courtesy of the California Department of Parks and Recreation.*

### MEXICAN PERIOD (1821 – 1846)

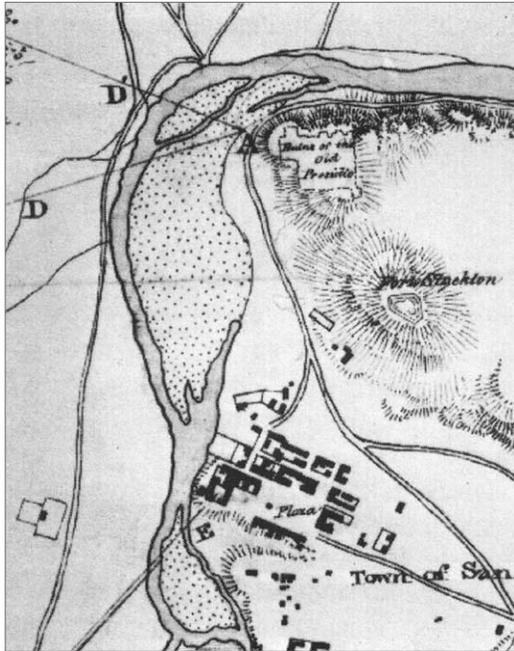
Following the independence of Mexico from Spain in 1822, the Mexican government opened California to trade with foreign ships, and a healthy trade soon developed exchanging fine California cattle hides for manufactured goods from Europe and the eastern United States. Around this same time, soldiers and occupants of the Presidio began to move in increasing numbers off of Presidio Hill down to the flatter “pueblo” area, which approximates the Old Town San Diego of today. As the hide trade grew, so did the need for more grazing lands. Thus, the Mexican government began issuing private land grants within its Alta California territory in the early 1820s, creating the rancho system of large agricultural estates within San Diego County and northward. Much of the land came from the Spanish missions, which the Mexican government secularized in 1833.

Activities of pueblo residents of the 1820s involved the construction of homes and outbuildings, the planting of orchards and farms, and continuing efforts to Christianize Native American Indians, with the economic activity based on cattle ranching, collecting and shipping cattle hides and tallow to Mexico as well as whaling and seafaring activities.

By 1827, as many as 30 homes existed around the central plaza and the population reached nearly 500, and in 1835 Mexico granted San Diego official pueblo status. Substantial numbers of Native Americans worked and lived in the Mexican pueblo of San Diego, as evidenced by archaeological artifacts found in the area.



*The Casa de Estudillo is one of the finest examples of the homes built during the Mexican Period. Library of Congress, Prints & Photographs Division, HABS, Reproduction No. HABS CAL,37-OLTO,1--4.*



*This map of Old Town in 1853 shows the location of Fort Stockton, the ruins of the Presidio, and Old Town's central plaza. Image courtesy of San Diego History Center.*

When the missions were secularized in 1833, some ex-mission Native Americans moved on to make homes in Indian pueblos in northern San Diego County or in traditional villages, while other Native Americans found work and shelter in the San Diego pueblo. An 1836 census of the pueblo counted 13 Californio households employing 26 servants, as well as workers and their families. The census noted various occupations for the Native American inhabitants of the pueblo, including cooks, bakers, fishermen, gardeners, and house servants.

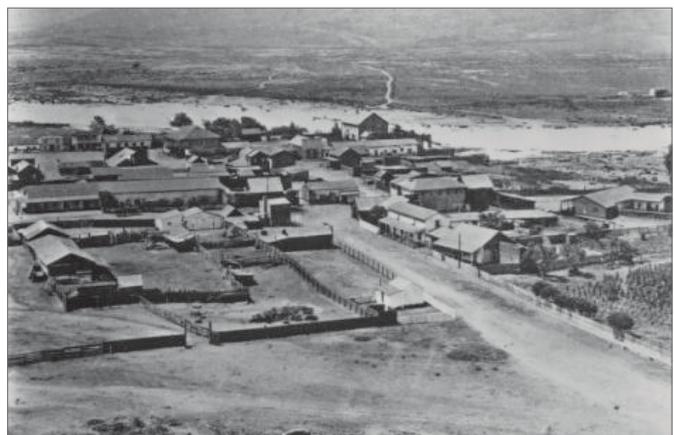
The pueblo of San Diego did not prosper, and its population remained relatively unchanged after it became a town. Native American hostilities against the Californios increased after the secularization of the missions, and attacks against outlying ranchos combined with unstable political and economic factors led to a decline in San Diego's population. In 1838, the pueblo's official status was removed, and in 1840 its residents numbered approximately 150 persons. By 1846, the situation in San Diego had stabilized somewhat and the non-Native American population had increased to roughly 350 persons.

### AMERICAN PERIOD (1846 - 1970)

The War of 1846 resulted in the acquisition of California by the United States, helping to fulfill the demands of the doctrine of "Manifest Destiny." Shortly following the war, gold was discovered in the northern part of the territory, bringing a large number of people to California. Efforts to develop a "New Town" at the site of present-day Downtown began in 1850, when California became a State.

San Diego Bay was of early interest to the U.S. federal government, which sent the Army Corps of Engineers to San Diego soon after California's statehood to protect the bay and its commercial seaport from siltation by the San Diego River. The proposed solution, the construction of a dike system to direct the river's flow into the marshes of False Bay (now Mission Bay), would have also reduced flooding in Old Town. However, Derby's Dike, as it was known, lasted only two years after its completion in 1853 before it was destroyed by a flood.

The course and flooding of the San Diego River limited the potential growth of Old Town into a larger settlement. The arrival of Alonzo Horton in 1867 and his subsequent investments induced a real estate boom and substantial development of New Town San Diego, which soon eclipsed Old Town San Diego in importance. Against considerable objection, City records were moved from the Whaley House in Old Town San Diego to the New Town courthouse in 1871.



*Old Town in 1868, with the San Diego River in the background. Photo courtesy of San Diego History Center.*

The movement of government and commerce activity to Downtown reduced the need to replace historical buildings from the Mexican and early American periods in Old Town; therefore, the historic buildings and character of Old Town were kept intact. While many historic buildings were saved, many have been lost to newer developments over the last century. The history of Old Town San Diego can be found in the restored historic buildings and archeological and historical sites within the Community. Many of these sites have been reconstructed as part of the Old Town San Diego State Historic Park.

The following four important themes related to the development of Old Town during the American period (1846-present) can be identified:

#### *American Transition Period (1846 –1872)*

In the quarter of a century following 1846, San Diego was transformed from a Hispanic community into an Anglo-American one. Old Town remained the largest development within San Diego, occupying a total of 48,557 acres and consisting of approximately 65 buildings. As San Diego transitioned from a Mexican to an American government, the architecture of Old Town began to display eastern American influences. For example, the 1850 Derby-Pendleton house was an early “kit” wood-frame structure brought to San Diego by ship from the East Coast, and the 1857 Whaley House was San Diego’s first red brick structure.

In March of 1870, the first plat map of Old Town San Diego was made under the direction of the Board of Trustees. The map illustrated new, regularly spaced subdivision blocks that radiated out in all directions from Washington Square (Old Town Plaza). In 1871, both the county seat and City seat of government were moved from Old Town to New Town, and on April 20, 1872, a fire destroyed a significant portion of the business block within Old Town. As a result of these two events, coupled with the continued development of New Town, Old Town rapidly declined in development and government influence. Settlers increasingly chose to settle in New Town over Old Town, due to the availability of potable water and access to transportation and public facilities.

#### *Early American Development and Industrialization (1873-1929)*

Development in Old Town during the early American Development and Industrialization period was slow prior to the expansion of the railroads. Some of the earliest buildings to be erected in Old Town during the American Period were “kit” buildings, built on the East Coast of the United States, shipped in sections around Cape Horn, and reassembled in San Diego. Development of a rail line was an integral component to Alonzo Horton’s vision of San Diego as a modern city and a major seaport. In 1885, the first transcontinental line arrived in San Diego. Once a transcontinental line had been established, trade increased and San Diego’s population boomed to 40,000. While much of the growth occurred in New Town, new residences were constructed in the vicinity of the Old Town plaza.

In 1887, the San Diego and Old Town Street Railway began operations, and the same year the Electric Rapid Transit Company would debut San Diego’s first electric streetcar transit system, which ran from New Town to Old Town. Despite the growing prosperity of the City, a general depression in 1890s halted growth in the United States. In the decade that followed, San Diego’s population decreased by half. As the turn of the century approached, the city began to recover and new industries started to emerge.



*Streetcars such as this one from 1913 ran from Old Town to New Town. Photo courtesy of the California History Room, California State Library, Sacramento, California.*

In 1892, the San Diego Electric Railway took over the existing Old Town line and expanded San Diego's streetcar system to newly developing areas of the City in the years leading up to the turn of the 20th century. This likely encouraged commercial, residential, and institutional development in Old Town, though the pace of development was moderate, with single- and multi-family residences constructed largely along Harney and Congress Streets in the vernacular cottage, Craftsman bungalow, or Spanish Colonial Revival styles. By 1900, Edward W. Akerman and Robert Alfred Tuffley brought the olive processing industry to Old Town, when they relocated their Old Mission Olive Works Company from a building near the Mission to the former Casa de Bandini. In 1915, a new Old Mission Olive Works packing plant was constructed in the Mission Revival style at the foot of Juan Street at Taylor Street. Additional light commercial development occurred, but it remained scattered along Congress Street and San Diego Avenue. The institutional development during the period included the construction of the Immaculate Conception Church on San Diego Avenue between Twiggs and Harney Streets.



*The Old Mission Olive Works Company processed olives from Mission Valley in the Casa de Bandini and later in Mission Revival style packing plant at Taylor Street and Juan Street. Photo courtesy of the Library of Congress.*

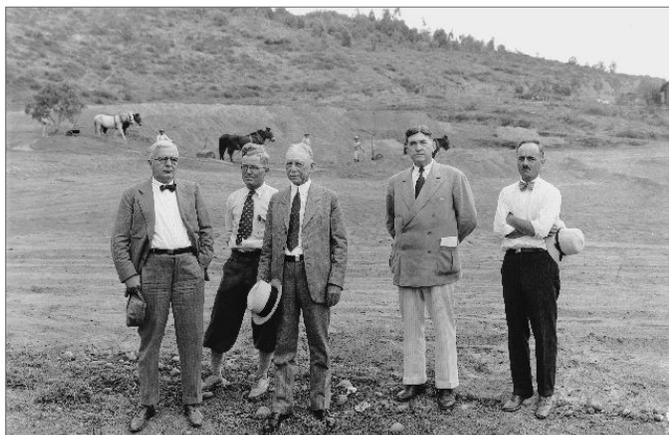
The early American Development and Industrialization period saw the first efforts by civic boosters to commemorate and preserve the early history of Old Town, as San Diego was developing into a more modern city near the turn of 20th century and as cultural impulses to preserve the history and nostalgic ideals of early California history were strong. The idea to preserve the site of the Presidio and first California Mission germinated into the acquisition of land for a park by George Marston and others starting in 1907, and culminated in the dedication of Presidio Park and the Serra Museum in 1929. John D. Spreckels, another powerful local figure at the time, purchased the remains of the Estudillo house in 1910, had it restored to exacting standards of building methods and materials, and promoted it as a tourist attraction via a link to Helen Hunt Jackson's novel *Ramona* and accessible via Spreckels' San Diego Electric Railway.

As early as 1900, automobile touring had also become a recreational activity, and by 1904 travel along the "picturesque" route between Los Angeles and San Diego was being promoted. New rail and roadway routes were linked to Old Town between 1905 and 1910 in order to take advantage of the tourism opportunities presented by the area's historic resources. The historical interest generated by the 1915 Panama-California Exposition and the spread of roadways and automobiles by the early 1920s increased tourism and auto touring to Old Town. In Old Town, motels, auto courts, gas stations, garages, and tourist camps began to be constructed along San Diego Avenue and Juan, Taylor, and Congress Streets, as well as commercial buildings to house other tourist-serving businesses.

### Great Depression and World War II (1930-1945)

Unlike most of the nation, San Diego did not immediately experience the effects of the 1929 stock market crash because its industrial base was still in its developmental stages. However, in the years that immediately followed, real estate sales declined and development largely ceased. State and federal government relief programs were created to fund a variety of infrastructure, civic and residential construction projects in the 1930s to generate economic development, including a number of projects in Presidio Park and the rebuilding of the Adobe Chapel near its original site in Old Town. Another relief program which benefited Old Town was the Historic American Buildings Survey, through which the community's historic resources began to be documented in the mid-1930s. Also, in 1936, the Federal Housing Administration (FHA) published its first guide to efficient comfortable living, titled *Planning Small Houses*, which was intended to spur housing construction. The *Planning Small Houses* guide influenced the construction of a residential neighborhood in the Minimal Traditional style along Jackson, Sunset, and Juan Streets, of which George Marston was the landowner and developer.

In the mid-1930s, San Diego's economy began to recover and in October 1935, the city received a huge industrial economic boost when Reuben H. Fleet relocated his Consolidated Aircraft company to the Midway area, just southwest of Old Town. As the economy began to recover commercial development in Old Town resumed to accommodate additional auto-oriented tourism.



George Marston at the site of the Presidio Golf Course, 1928. Photo courtesy of San Diego History Center.

In 1932, George Marston opened the Presidio Hills Golf Course adjacent to Presidio Park and a general merchandise store was built on San Diego Avenue. Prominent Spanish Colonial Revival buildings were also constructed along Juan Street including the 1938 restaurant at the corner of Taylor Street and the 1939 Casa De Pico motor lodge, designed by Richard Requa, at the corner of Wallace Street.

From 1940 through the summer of 1943, San Diego's growth far surpassed its ability to provide housing and services for thousands of defense workers. At the time of its relocation Consolidated Aircraft had 800 employees, and by 1941 it had 25,000 employees. Housing within Old Town had become filled to capacity like most of San Diego. In an effort to provide temporary housing, old trolley cars were relocated to a vacant lot within Old Town, along Juan and Taylor Streets. Auto-camps previously used for traveling motorists within Old Town also began to be utilized as temporary housing. Between 1940 and 1942 two smaller subdivisions were developed within Old Town. One was located just north of Taylor Street, along Juan and Gains Streets, and the other consisted of a section of government housing projects constructed along Calhoun and Juan Streets between Harney and Mason Streets.



Streetcar dwellings near Old Town in 1941 provided housing for an influx of defense workers. Photo courtesy of Library of Congress, Prints & Photographs Division, FSA/OWI Collection, LC-USF34-039248-D.

### Post-World War II (1946-1970)

Following World War II, San Diego experienced a continued population increase as veterans and defense workers began to permanently settle in the area. The San Diego population had increased from 203,341 in 1940 to 334,387 in 1950, creating a massive demand for permanent housing. In response, developers began constructing large suburban tract homes along the city's outskirts. Within Old Town, there was a surge of new development. Pockets of residential tract homes began to be constructed within the area's already existing housing developments, similar in style to suburban developments but constructed on a smaller scale and of both single-family and multi-family design.

The construction of Interstate 5 and Interstate 8 during this period was a result of the continued popularity of the automobile, and created rigid geographic boundaries between Old Town and the communities to the north and southwest. In other signs of the increasing dominance of automobile transportation, the San Diego Electric Railway ended service in 1949 and Caltrans constructed a new headquarters on the site of the Old Mission Olive Works plant in 1951.

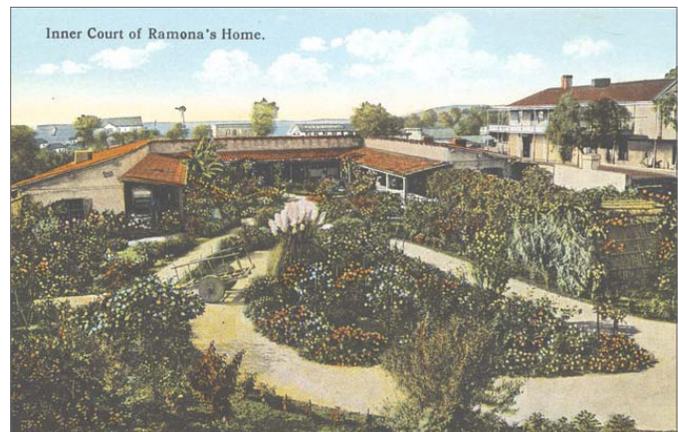
Within Old Town, restoration activities boomed from 1956 to 1969. Five historic sites were restored during this period: the Whaley House in 1956, the Mason Street School in 1962, the Casa de Pedrorena 1968, and the Casa de Estudillo and Casa de Machado-Stewart in 1969. In addition to the restoration of buildings within Old Town previously demolished resources were reconstructed like the Casa de Lopez in 1963. Buildings were also relocated in order to avoid demolition such as the Derby-Pendleton House, constructed in 1851 which was moved to its current location in 1962.

The Old Town San Diego State Historic Park, created in 1968, was listed as a National Register Historic District and a California State Park in 1970. In addition, Heritage Park, located on Juan Street, was formed in 1969 for the preservation and interpretation of late 19th century buildings that were being threatened with demolition in Downtown San Diego.

Commercial development during this period catered to daytime visitors with the construction of small-scale restaurants, shops, and souvenir stands to provide tourists with opportunity to purchase gifts from their travels. In addition to new construction, commercial development within Old Town also utilized adaptive reuse of earlier buildings to cater to the current needs of visitors.



*FHA Housing of the "Small Houses" type, similar to the homes in the Mason Sub-District, 1941. Photo courtesy of Library of Congress, Prints & Photographs Division, FSA/OWI Collection, LC-USF34-039307-D.*

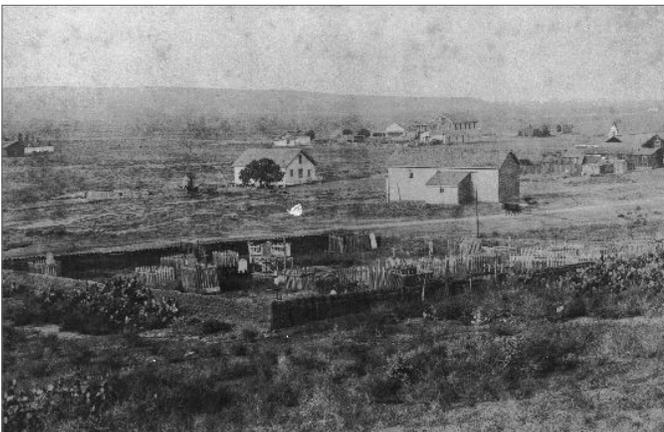


*The Casa de Estudillo in Old Town became one of the community's first tourism destinations in the early 1900s. Image courtesy of the California History Room, California State Library, Sacramento, California.*

## 2.2 Identification and Preservation of Historical Resources

Cultural sensitivity levels for communities are rated low, moderate, or high based on the results of the records searches, the NAHC Sacred Lands File check, and regional environmental factors. Sensitivity ratings may be adjusted based on the amount of disturbance that has occurred, which may have previously impacted archaeological resources.

Based on the results of the records search, the NAHC Sacred Lands File check, and regional environmental factors, the community of Old Town has a high cultural sensitivity level. Although the community of Old Town is developed, the area was extensively used and occupied by Native Americans prior to and during the historic periods of the community. The area in and around the community of Old Town is located along the former periodic shoreline of the San Diego River and at the base of hills, making it attractive for prehistoric activities. Several prehistoric campsites, as well as a possible location for the ethnographic village of Kosaii, have been mapped by the South Coast Information Center (SCIC) in this area. The community planning area also has an extensive historic occupation as the first Spanish Presidio and settlement in Alta California, active well into the 20th century. As such, the cultural sensitivity level for the community of Old Town is considered high.



*El Campo Santo looking Northwest in 1885. Photo courtesy of the San Diego History Center.*

In addition to the eight main themes significant in the development of Old Town, the Historic Context Statement also identified the property types that are associated with those themes in historically significant ways. In summary, the property types, styles and significance thresholds are as follows:

### *Spanish Period (1769-1821)*

The property types associated with the Spanish Period include historic sites and reconstructed buildings. They have all been listed already and include: Casa de Carrillo (CHL Site #74), the San Diego Presidio Site (HRB Site #4), the Franciscan Garden Site Block 413 (HRB Site #44), and the Serra Palm Site (HRB Site #5).

### *Mexican Period (1821-1846)*

The property types associated with the Mexican Period include historic sites and reconstructed buildings. They have all been listed already and include: Fort Stockton (HRB Site #3), Casa de Estudillo (HRB Site #14-A), Casa de Bandini (HRB Site #14-C), Casa de Machado-Stewart (HRB Site #14-G), Casa de Cota Site (HRB Site #14-B), Casa de Lopez (HRB Site #21), and the Old Spanish Cemetery (HRB Site #26).

### *American Transition Period (1846-1872)*

The property types associated with this era include historic sites and buildings. The buildings were constructed for a variety of uses; some are reconstructions, while others are original, but restored. All of the properties have been listed already and include: the Casa de Pedronera (HRB Site #14-C), Whaley House (HRB Site #24), Derby-Pendleton House (HRB Site #32), Rudolph Schiller Gallery (HRB Site #352), Chapel of the Immaculate Conception (HRB Site #15), Mason Street School (HRB Site #14-H), Derby Dike Site (HRB Site #28), Congress Hall Site (HRB Site #14-F), Exchange Hotel Site (HRB Site #14-I), Emmet House Site (HRB Site #36), Casa de Aguire Site (HRB Site #42), Gila House Site (HRB Site #43), and Cobblestone Jail Site (HRB Site #46).

### *Early American Development and Industrialization (1873-1929)*

While the early transportation improvements during the late 19th and early 20th centuries influenced the later development of the plan area, there are no directly related property types remaining. Buildings remaining from this period are residential, commercial, and institutional buildings just outside Old Town's original core. This development likely occurred as a result of the construction of the San Diego and Old Town Railway and the expansion of the San Diego Electric Railway into the area. The construction of these building types was scattered and largely occurred on Harney and Congress Streets and San Diego Avenue. Residential buildings were primarily constructed in vernacular, Craftsman and Spanish Colonial Revival styles. Commercial buildings are typically small, one-story, wood-framed buildings, sheathed in either clapboard siding or smooth stucco with Western False Front facades. There is only one prime example of a religious property associated with this theme in the plan area, the Immaculate Conception Church. Constructed in 1917, the Immaculate Conception Church replaced the Old Adobe Church as the primary place of worship for Catholics in Old Town. The church was dedicated in 1919, and has been in continuous operation since that time.

Single and multi-family residences may be individually significant under Criterion B if they were homes of persons significant in local history. Residential, commercial and institutional development may be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent. Religious buildings may be individually significant under Criterion A as a rare surviving example of a property type that played an important role in the development of Old Town San Diego during the early American Period.

### *The Automobile, Early Tourism and Preservation (1904-1939)*

Property types associated with this theme in the plan area were predominately commercial buildings. However, the Junipero Serra Museum, constructed in 1929 and already listed as HRB Site #237, is also associated with this theme. The commercial buildings within the plan area associated with this theme include: motels, auto courts, gas stations, garages, small retail shops, and recreational and leisure properties. Automobile touring and early tourism within Old Town greatly influenced its development in the early 1910s and 1920s. Motels, auto courts, and garages were constructed during this period to cater to the new recreational activity. Although there is only one prime example of a sports and leisure property associated with this theme in the plan area, Presidio Hills Golf Course, it is representative of the early leisure culture associated with the tourism in Old Town. Although, few commercial buildings were constructed within Old Town during this period there are a couple remaining examples. These buildings are typically small, one-story, wood-framed buildings, sheathed in either clapboard siding or smooth stucco with Western False Front or Mission Revival influences.

Motels, auto camps and garages and sports, recreation and leisure resources may be individually significant under Criterion A as a rare surviving example of a property type that played an important role in the history of early tourism. All property types associated with this theme may also be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent. Good examples of sports and recreational facilities will reflect their original use, and layout from the era in which they were constructed and should be evaluated together with associated landscaped grounds and accessory buildings.

**Preservation and Tourism in Old Town (1950-1970)**

The primary property types associated with this period include a variety of commercial buildings including: restaurants, retail shops, motels, and gas stations, which catered to tourists. Similar to earlier tourist-oriented development, the majority of development in this period continued to occur along Old Town’s busiest commercial corridors including San Diego Avenue, Pacific Highway, and Taylor and Congress Streets. The popularity of the automobile as the preferred mode of transportation during this period was reflected by the preference in the construction of motels and auto courts over hotels. As the tourism industry boomed during this period small retail stores catering to daytime visitors to Old Town continued to be constructed along its commercial corridors. These buildings are typically small, one to two stories in height, and sheathed in either clapboard or smooth stucco often constructed in an architectural revival style; typically Spanish Colonial Revival or Western False Front styles. This was due to enforced design guidelines established with the Old Town Planned District Ordinance. However, some retail stores were constructed in popular architectural styles from the post-war period. As a result of the tourism industry there are numerous restaurants in the plan area, either one-story freestanding buildings surrounded by surface parking lots or located within commercial strips that are one to two stories in height at pedestrian level. These buildings were typically constructed in the Spanish Colonial Revival style due to enforced design guidelines established with the Old Town Planned District. However, some examples remain of other styles that were popular during the post-war period.

Motels, auto courts, and gas stations may be individually significant under Criterion A as a rare surviving example of a property type that played an important role in the history of tourism. Property types associated with this theme may be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent. Considering the fact that there were once many and now there are few, even representative examples of motels, auto courts, and gas stations from the period may qualify.

**Great Depression and World War II (1930-1945)**

According to Sanborn maps, property types associated with this theme include the adaptive re-use of tourist motor courts, auto courts, and even old trolley cars as temporary housing for the influx in defense and military personnel. However no examples of this type of temporary housing remain. In addition to temporary residential accommodations, permanent single-family residences were constructed. A concentrated pocket of single-family residences constructed during this time is still present just below Presidio Hill. The single-family residences constructed during this period are concentrated below Presidio Park along Sunset, Mason, Twiggs and Jefferson Streets. The majority of the homes were designed in the Minimal Traditional style with a few constructed in the Spanish Colonial Revival style. These residences tend to be one story to one and half stories in height depending on grading with moderate setbacks and landscaped front yards. The only industrial development within Old Town during this period was the construction of Mrs. Hubbel’s Bakery located along Pacific Highway.

Single-family residences may be individually significant under Criterion B if they were the homes of persons significant in local history. Single-family residences may also be eligible under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style it represents. A contiguous grouping of similar single-family residences from this period may be eligible for listing as a historic district under Criteria A-E.



*The construction of homes like this one on Mason Street were influenced by the FHA’s efforts to spur development.*

### *Theme: Post World War II (1946-1970)*

Property types associated with this theme consist of single- and multi-family residences constructed to house returning veterans taking advantage of federal housing programs. Similar to previous periods, commercial, and industrial development was almost stagnant within Old Town, as previously constructed buildings continued to be re-used for new uses. However, one institutional building was constructed in the plan area during this period, the District 11 headquarters for Caltrans, built in 1951. The building is located at 4075 Taylor Street, and was determined eligible for the National and California Registers in March 2011. Single-family residences constructed during this period are mostly one-story in height and can be described as Minimal Traditional or Ranch style. The post-war period was marked by the construction of an increasing number of apartment buildings. This was largely in response to the overall housing shortage that created a need for higher density to accommodate the influx of new residents. Multi-family residences in the plan area do not represent a particular type. They generally range from two to eight units and one to two stories in height. A few exhibit the characteristics of the Minimal Traditional style.

Property types associated with this theme may be individually significant under Criterion C if they embody the distinctive characteristics of a style, type, period, or method of construction. These buildings will possess the character-defining features of the style they represent. Single-family residences may be individually significant under Criterion B if they were the homes of persons significant in local history. A contiguous grouping of similar single-family residences from this period may be eligible for listing as a historic district under Criteria A-E.

Resources must be evaluated within their historic context(s) against the City's adopted criteria for designation of a historical resource, as provided in the General Plan and the Historical Resources Guidelines of the Land Development Manual. Guidelines for the application of these criteria were made part of the Historical Resources Guidelines to assist the public, project applicants, and others in the understanding of the designation criteria.

### **DESIGNATED HISTORICAL RESOURCES**

The Community contains 37 properties that have been designated as historic resources by the San Diego Historical Resources Board or designated at state and/or national levels. Old Town's designated historical resources are listed in Table 2-1 and their location is shown in Figure 2-2.

The Old Town State Historic District, added to the National Register of Historic Places in 1970, consists of the grouping of historic buildings and sites located within the blocks between Taylor Street, Twiggs Street, Congress Street and Juan Street. Old Town San Diego is representative of the Mexican Period and the early years of the American Period.

### **POTENTIALLY SIGNIFICANT HISTORICAL RESOURCES**

A Historical Resource Reconnaissance Survey was undertaken based on the information provided in the Historic Context Statement to identify potentially historic properties within Old Town for consideration in the community plan and for possible future designation, pending intensive-level research and review by the Historical Resources Board.

These potential historical resources identified by the Historic Resource Reconnaissance Survey and the public outreach process are protected and preserved through existing General Plan policies and the historical resources regulations and guidelines of the Municipal Code. In addition, to ensure the protection of the George Marston Potential Historic District (Figure 2-1) from erosion due to insensitive redevelopment, a Community Plan Implementation Overlay Zone (CPIOZ) has been established coterminous with the boundary of the potential historic district to provide interim protection until such time as the potential district can be intensively surveyed, verified, and brought forward for Historic Designation consistent with City regulations and procedures. The details of the CPIOZ, including the boundaries and requirements will be provided as part of a later draft.

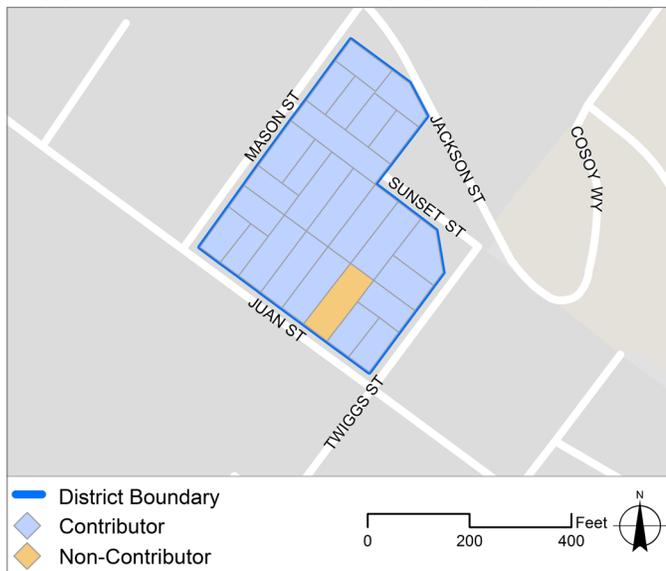
**Potentially Significant Individual Resources**

The survey identified 22 properties as potentially significant individual resources: 6 single family homes, 5 multi-family properties, 10 commercial buildings, and 1 institutional building (listed in Table 2-2). All extant resources from the first four development themes have been designated as historic resources, and no new resources were identified. The 22 resources identified by the survey relate to the themes “Early American Development and Industrialization (1873-1929)” (8 resources); “Automobile, Early Tourism and Preservation in Old Town (1904-1939)” (6 resources); “Great Depression and World War II (1930-1945)” (1 resource) ; Post World War II (1946-1970) (5 resources); and Preservation and Tourism in Old Town (1950-1970) (2 resources).

**Potential Historic District**

In addition to potentially individually significant resources, the survey identified one potential historic district. The potential George Marston Historic District (Figure 2-1) consists of a group of single- and multi-family residences located north of Juan Street and east of the Presidio Community Park. The residences are representative of the Minimal Traditional and Ranch styles, were built between 1938 and 1955, and embody the ideals of the 1936 FHA publication “Planning Small Houses.” The potential George Marston Historic District’s periods of significance are the Great Depression and World War II and Post-World War II.

**FIGURE 2-1: POTENTIAL HISTORIC DISTRICT**



**POLICIES**

- HP-2.1** Support the preservation and maintenance of historical resources in Old Town that convey historical, cultural and/or architectural significance.
- HP-2.2** Support the preservation, protection and enhancement of historical parks and landmarks.
- HP-2.3** Consider the use of excess public right-of-way and property for the development and/or expansion of historical parks.
- HP-2.4** Provide interim protection to the George Marston Potential Historic District identified in the Old Town Historic Resources Survey until such time as it can be intensively surveyed, verified, and brought forward for Historic Designation consistent with City regulations and procedures.
- HP-2.5** Intensively survey and prepare a nomination for the George Marston Potential Historic District and bring the nomination before the Historical Resources Board for review and designation.
- HP-2.6** Provide support and guidance to community members and groups who wish to prepare and submit historic resource nominations to the City, consistent with the Municipal Code and adopted Guidelines.
- HP-2.7** Work with members of the community to identify and evaluate additional properties that possess historic significance for social or cultural reasons (such as an association with an important person or event) for potential historic designation.
- HP-2.8** Conduct project-specific Native American consultation early in the development process for all projects in Old Town to ensure adequate treatment and mitigation for significant archaeological sites with cultural and religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.

- HP-2.9** Consider eligible for listing on the City's Historical Resources Register any significant archaeological or Native American cultural sites that may be identified as part of future development within Old Town, and refer sites to the Historical Resources Board for designation, as appropriate.
- HP-2.10** Support the reconstruction of missing historical structures in a manner consistent with the U.S. Secretary of the Interior's Standards for Reconstruction.

## 2.3 Educational Opportunities and Incentives

Revitalization and adaptive reuse of historic buildings and districts conserves resources, uses existing infrastructure, generates local jobs and economic activity, supports small business development and heritage tourism, and enhances quality of life and community character. The successful implementation of a historic preservation program requires widespread community support. In order to better inform and educate the public on the merits of historic preservation, information on the resources themselves as well as the purpose and objectives of the preservation program must be developed and widely distributed.

There are a number of incentives available to owners of historic resources to assist with the revitalization and adaptive reuse of historic buildings and districts. The California State Historic Building Code provides flexibility in meeting building code requirements for historically designated buildings. Conditional Use Permits are available to allow adaptive reuse of historic structures consistent with the U.S. Secretary of the Interior's Standards and the character of the community. The Mills Act, which is a highly successful incentive, provides property tax relief to owners to help rehabilitate and maintain designated historical resources. Additional incentives recommended in the General Plan, including an architectural assistance program, are being developed and may become available in the future.

In addition to direct incentives to owners of designated historical resources, all members of the community enjoy the benefits of historic preservation through reinvestment of individual property tax savings into historical properties and an increased historic tourism economy. There is great opportunity to build on the existing local patronage and tourism base drawn to Old Town by highlighting and celebrating the community's rich history.

In addition to the General Plan Historic Preservation Element policies, the following policies are specific to Old Town for the implementation of educational opportunities and incentives for preservation of the community's historical resources.

### POLICIES

- HP-3.1** Provide opportunities for education and interpretation of Old Town's diverse history through the distribution of printed brochures, mobile technology (such as phone apps) and walking tours, and the installation of interpretive signs, markers, displays, and exhibits at public buildings and parks. Consider the use of excess public right-of-way and property for interpretive signage opportunities.
- HP-3.2** Work with businesses and organizations to create and promote new marketing and heritage tourism programs and opportunities.



*The Whaley House Museum offers residents and tourists with the opportunity to learn more about Old Town's history and culture.*

- HP-3.3 Support entering into agreements with non-profit organizations for the operations and management of the City-owned historic sites and to provide educational and interpretive programs for visitors.
- HP-3.4 Support the incorporation of historic markers and plaques to acknowledge the significance of the historic structures and cultural resources.
- HP-3.5 Support the installation of public art, statues, and other features that commemorate the character and historical value of historical and cultural resources.
- HP-3.6 Support the creation of interpretive programs to educate the public and acknowledge the cultural heritage and significance of the Kumeyaay people in the early history of California and Old Town.
- HP-3.7 Partner with local community and historic organizations to better inform and educate the public on the merits of historic preservation by providing information on the resources themselves, as well as the purpose and objectives of the preservation program.
- HP-3.8 Outreach to local businesses and other organizations operating within Old Town's various individually significant designated and potential historic resources to provide information on the benefits and responsibilities of historic resource stewardship.
- HP-3.9 Promote the maintenance, restoration, rehabilitation and continued private ownership and utilization of historic resources through existing incentive programs and develop new approaches, such as architectural assistance and relief from setback requirements through a development permit process, as needed.



*This mural is an example of public art that commemorates the Mormon Battalion, which marched from Iowa to San Diego in 1846-1847 to help secure California for the U.S. in the Mexican-American War.*



*El Campo Santo, shown here ca. 1898, should be preserved and maintained as a historical site to be enjoyed by the public. Photo courtesy of USC Digital Library, California Historical Society Collection.*



*Historic plaques such as this one at the Presidio site identify important sites in the history of San Diego.*

**TABLE 2-1: DESIGNATED HISTORICAL RESOURCES IN OLD TOWN, GROUPED BY THEME**

Name & Address	Significance	Year Built	Listings
<i>Spanish Period (1769-1821)</i>			
<b>The San Diego Presidio Site</b> <i>Bounded by Taylor St, Pine St, Harney St, Arista St, Cosoy Wy, Jackson St and Presidio Dr</i>	The San Diego Presidio Site (HRB Site #4) commemorates two important events: the founding of the first permanent European settlement on the Pacific Coast of the United States and the establishment of the first mission in California by Father Junipero Serra in 1769. From 1769 to 1776 the Presidio served as the base of operations for the Spanish settlers and continued to function as the seat of military jurisdiction in Southern California through 1837 under Mexican rule. The Presidio was originally constructed using wood for the exterior walls; however, in 1778 this material was replaced with adobe. The archeological remains were designated a National Historic Landmark in 1963.	1769	NHL HRB #4
<b>The Serra Palm Site</b> <i>Located within Presidio Park at the southeast corner of Taylor Street and Presidio Drive.</i>	The Serra Palm Site is the location where the four divisions of the Portola Expedition met on July 1, 1769. It was at this site that Father Junipero Serra planted a palm tree when he first arrived and was the starting point where the "El Camino Real" trail began. Although, the original tree Father Serra planted no longer remains a commemorative marker is located in its place.	1769	CHL #67 HRB #5
<b>The Franciscan Garden Site Block 413</b>	The Franciscan Garden Site Block 413 was constructed when the San Diego Presidio was built. This garden was used and cultivated by the Spanish settlers, although the garden has since been demolished a commemorative marker has been placed in its original location off of Taylor Street.	1769	HRB #44
<b>Casa de Carrillo</b> <i>4136 Wallace Street</i>	Casa de Carrillo was one of the earliest and largest residences constructed during the Spanish Period. It was originally built by Francisco Maria Ruiz and later became the home of Joaquin Carrillo and his family in the 1820s. Casa de Carrillo is but a remnant reconstruction of what it used to be. The original residence was constructed of adobe bricks with a smooth earthen plaster exterior.	circa 1810	CHL #74
<i>Mexican Period (1821-1846)</i>			
<b>Casa de Estudillo</b> <i>Located at the southeast corner of San Diego Avenue and Mason Street.</i>	Casa de Estudillo is an adobe residence that was originally constructed by Don Jose Maria Estudillo. This building housed three generations of the Estudillo family and is also referred to as Ramona's marriage or wedding place. The residence was reconstructed in 1910 and later restored by Hazel Waterman in 1969.	1828	NRHP CHL #53 HRB #14-A
<b>Casa de Bandini</b> <i>Located on Mason Street between San Diego Avenue and Calhoun Street.</i>	Casa de Bandini was a traditional Mexican style adobe residence constructed by Jose and Juan Bandini. Following its completion the home quickly became the social center of Old Town. In 1846, the residence became the headquarters of Commodore Stockton and Bandini provided supplies to his troops. In 1869, Alfred Seely purchased the property, added a second story and converted the residence to the Cosmopolitan Hotel. By 1900, Akerman & Tuffley had converted the building into an olive processing plant.	1829	CHL #72 HRB #14-C
<b>Casa de Machado-Stewart</b> <i>Located at the northwest corner of Congress and Mason Streets.</i>	Casa de Machado-Stewart is a restored adobe brick home constructed by Jose Manuel Machado. In 1845 Jack Stewart married Machado's youngest daughter, Rosa and moved in with the Machado family. Until 1966 the residence remained in the Stewart family.	1830	CHL #74 HRB #14-G
<b>Casa de Machado-Silvas</b> <i>Currently serves as the Old Town San Diego State Historic Park visitor center.</i>	Casa de Machado-Silvas is an adobe residence that was constructed by Jose Nicasio Silvas. Silvas lived in this residence with his wife Maria Antonia Machado and their children. This residence is also known as Casa de la Bandera (House of the Flag), in honor of Maria who hid the Mexican flag in her house from American forces. Casa de Machado-Silvas stayed in the Silvas family for over 100 years, and has since been a boarding house, saloon, restaurant, art studio, souvenir shop, museum, and church.	1935	CHL #71 HRB #14-E

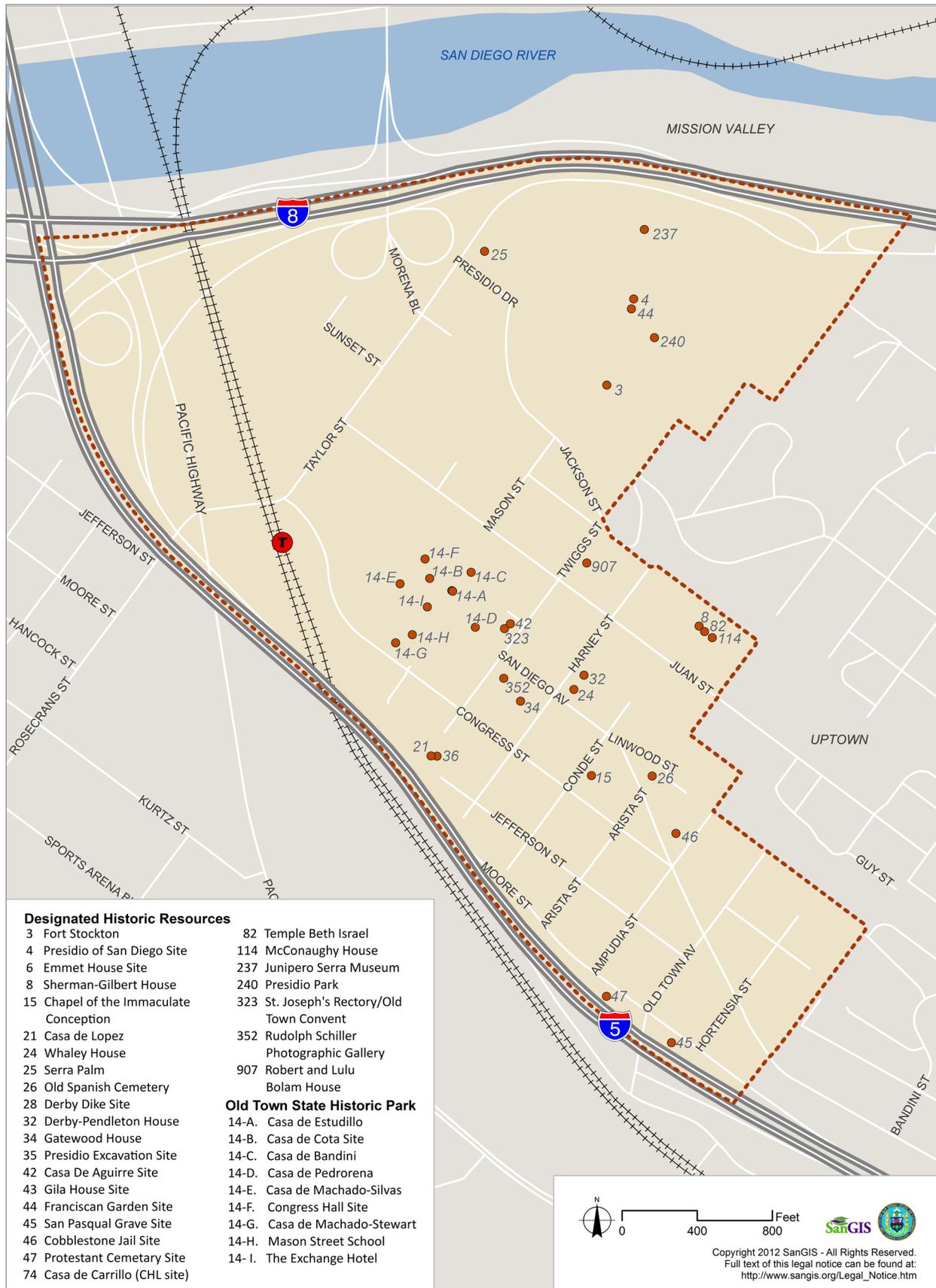
**TABLE 2-1: DESIGNATED HISTORICAL RESOURCES IN OLD TOWN, GROUPED BY THEME**

Name & Address	Significance	Year Built	Listings
<b>Casa de Cota Site</b> <i>Located at the northwest corner of Twigg's and Congress Streets.</i>	Casa de Cota Site was the location of an adobe residence said to have been built by Juan or Ramona Cota. The residence has since been demolished and an identification marker has been placed at its original location.	c.1835	CHL #75 HRB #14-B
<b>Casa de Lopez</b> <i>3890 Twigg's Street</i>	Casa de Lopez was an adobe residence constructed by Juan Francisco Lopez. The residence was also referred to as the Casa Larga or Long House and was one of the first larger residences to be constructed in the Pueblo of San Diego. In 1956 the residence was restored by Arnholt Smith. However seven years after its restoration, the home was demolished and reconstructed at its present site.	1835	CHL #60 HRB #21
<b>Fort Stockton</b> <i>Located within Presidio Park</i>	Fort Stockton was originally constructed in preparation for a military offensive from Los Angeles. The fortification was originally constructed of earth. In 1846 the U.S. Army rebuilt the fortification. It was here that the Mormon Battalion ended its march from Council Bluffs, Iowa on January 29, 1874.	1838	CHL #54 HRB #3
<b>Old Spanish Cemetery/ El Campo Santo</b> <i>Located at the northeast corner of San Diego and Old Town Avenues.</i>	The Catholic Parish of the Immaculate Conception laid out the Old Spanish Cemetery, also known as El Campo Santo, in 1840 and by 1880 the cemetery was discontinued.	1840	CHL #68 HRB #26
<i>American Transition Period (1846-1872)</i>			
<b>The Chapel of the Immaculate Conception</b> <i>3965 Conde Street</i>	The Chapel of the Immaculate Conception was an adobe chapel constructed by John Brown. Later the chapel was sold to Jose Antonio Aguirre who funded its reconstruction as a church. It was completely restored in 1936–1937.	1850	CHL #49 HRB #15
<b>The Exchange Hotel Site</b> <i>South Side of San Diego Avenue in Block 436</i>	The Exchange Hotel Site is the location of a brick and wood-framed building constructed circa 1950. It was destroyed in the Old Town Fire of 1872 and a historical marker has been placed at its original location.	1850	CHL #491 HRB #14-1
<b>The Casa de Aguirre Site</b> <i>2604 San Diego Avenue</i>	The Casa de Aguirre Site is the location of an early residence constructed in the 1850s. It has since been demolished and a historical marker has been placed at its original location.	1850s	HRB #42
<b>The Gila House Site Block 483</b> <i>3940 Harney Street</i>	The Gila House Site Block 483 is the location of an early residence constructed in the 1850s. It has since been demolished and a historical marker has been placed at its original location.	1850s	HRB #43
<b>The Derby Dike Site</b> <i>Located near Presidio Drive and Taylor Street.</i>	The Derby Dike Site is the location where the U.S. Army Corps of Engineers built a dike to divert the waters from the San Diego River into False Bay, now known as Mission Bay. However the river was not fully harnessed until the 1950s. The site of the Derby Dike is commemorated with a historical marker.	1850s	CHL #244 HRB #28
<b>The Derby-Pendleton House</b> <i>2482 San Diego Avenue</i>	The Derby-Pendleton House was constructed by Lieutenant George Horatio Derby, who came to San Diego to divert the San Diego River into False Bay. The building was moved from 3877 Harney Street to its current location in 1962.	1851	HRB #32
<b>The Cobblestone Jail Site</b> <i>2360 San Diego Avenue</i>	The Cobblestone Jail Site is the location of Haraszthy Jail. Agoston Haraszthy, the namesake of the jail, was the first sheriff in San Diego County. Completed in 1851, the jail was only used once; the first prisoner escaped by digging through the wall. It has since been demolished and a historical marker has been placed at its original location.	1851	HRB #46
<b>The Whaley House</b> <i>2482 San Diego Avenue</i>	The Whaley House is a single-family brick residence constructed by Thomas Whaley. It was one of the first buildings within Old Town built with eastern American style influences. In 1869 the north room was remodeled and converted into the County Courthouse. The building was restored in 1956.	1856	CHL #65 HRB #24

**TABLE 2-1: DESIGNATED HISTORICAL RESOURCES IN OLD TOWN, GROUPED BY THEME**

Name & Address	Significance	Year Built	Listings
<b>The Emmitt House Site</b> <i>3919 Twiggs Street</i>	The Emmitt House Site was constructed as a rooming house and restaurant and was later the location of San Diego's first County Hospital. The building was demolished in 1949 but a historical marker has been placed at its original location.	1860s	HRN #36
<b>The Congress Hall Site</b> <i>Southwest Corner of Calhoun Street and Wallace Street</i>	The Congress Hall Site is the location of a former saloon and Pony Express Station. The building was demolished in 1939 and a historical marker has been placed at its original location at Calhoun Street.	1860s	HRB #14-F
<b>The Mason Street School</b> <i>3966 Mason Street</i>	The Mason Street School, also known as the "little green school house", was a single room wood-framed building and was California's first public school building. The building was moved to its current location before 1870 and was restored by the State in 1962.	1865	CHL #538 HRB #14-H
<b>Casa de Pedrorena</b> <i>2616 San Diego Avenue</i>	Casa de Pedrorena was an adobe residence constructed by Miguel de Pedrorena, who originally arrived in Old Town in 1838. Pedrorena was a member of the Constitutional Convention at Monterey in 1849. This building was partially restored in 1968.	1869	CHL #70 HRB #14-C
<b>The Rudolph Schiller Photographic Gallery</b> <i>2541 San Diego Avenue</i>	The Rudolph Schiller Photographic Gallery was originally constructed in 1869 and later served as a residence.	1869	HRB #352
<i>The Automobile, Early Tourism and Preservation (1904-1939)</i>			
<b>The Junipero Serra Museum</b> <i>2727 Presidio Drive</i>	The Junipero Serra Museum was designed by architect William Templeton Johnson in the Spanish Colonial Revival style. Presidio Park, which surrounds the Junipero Serra Museum, was designed by John Nolen in 1925 and was donated to the City four years later. The park includes the San Diego Presidio Site.	1929	HRB #237

**FIGURE 2-2: DESIGNATED HISTORIC RESOURCES**



0 400 800 Feet



**TABLE 2-2: POTENTIALLY SIGNIFICANT HISTORIC RESOURCES IN OLD TOWN**

Address	APN	Potential Significance	Year Built	Status Code(s)
<i>Early American Development and Industrialization (1873-1929)</i>				
3920 Conde Street	4437210900	Criterion C; Excellent example of a Spanish Colonial Revival style residence.	1925	5S3
2533 Congress Street	4425703600	Criterion C; Older residence with good integrity.	1914	5S3
3893 Harney Street	4437211900	Criterion C; Older residence with good integrity.	c. 1915	5S3
3919 Harney Street	4437211700	Criterion C; Older residence with good integrity.	1923	5S3
3970 Harney Street	4426102700	Criterion C; Older residence with good integrity.	1913	5S3
2501 San Diego Avenue	4426102500	Criterion C; Rare surviving example of a retail store.	c. 1925	5S3
2521 San Diego Avenue	4426102200	Criterion C; Rare surviving example of a retail store.	c. 1910	5S3
2548 San Diego Avenue (Immaculate Conception Church)	4426211900	Criterion C; Excellent example of a Mission Revival style church.	1917	5S3
<i>Automobile, Early Tourism and Preservation in Old Town (1904-1939)</i>				
2836 Juan Street	4424900700	Criterion C; Excellent example of an early restaurant.	1938	5S3
2360 San Diego Avenue	4435133100	Criterion C; One of only two remaining auto courts in this period.	1929	5S1; 5S3
2414 San Diego Avenue	4435132300	Criterion C; Excellent example of a Spanish Colonial Revival style restaurant.	1938	5S3
2489 San Diego Avenue	4435130200	Criterion C; Excellent example of a Spanish Colonial Revival style restaurant.	c. 1925	5S3
2525 San Diego Avenue	4426102100	Criterion C; Excellent example of an early restaurant.	c. 1925	5S1; 5S3
4151 Taylor Street	4424900100	Criterion C; Excellent example of a Spanish Colonial Revival style restaurant.	1928	5S3
<i>Great Depression and World War II (1930-1945)</i>				
2384 Linwood Street	4435112000	Multi-Family Residential.	1941-1942	5S3
<i>Post World War II (1946-1970)</i>				
2361 Linwood Street	4435132900	Criterion C; Excellent example of multi-family residential development.	1959	5S3
2363 Linwood Street	4435132700	Criterion C; Excellent example of multi-family residential development.	1959	5S3
2365 Linwood Street	4435132800	Criterion C; Excellent example of multi-family residential development.	1959	5S3
2266 San Diego Avenue	4437410200	Criterion C; Excellent example of a Mid-century Modern style building.	1956	5S3
4145 Twiggs Street	4426220900	Criterion C; Excellent example of a Contemporary style residence.	1959	5S3
<i>Preservation and Tourism in Old Town (1950-1970)</i>				
3941 Mason Street	4425700300	Criterion C; Excellent example of a Western False Front style commercial building.	1953	5S3
4620 Pacific Highway	4427400600	Criterion C; Rare surviving example of a Googie style restaurant.	1966	5S3