

PLAN ELEMENTS

The Old Town San Diego Community Plan is divided into the following elements:

1. Historic Conservation
2. Socio-Economic Considerations
3. Land Use (Residential, Commercial, Services)
4. Open Space and Recreation
5. Circulation (Auto, Services, Transit, Bikeways, Pedestrian)
6. Public Facilities (Local, State, Federal), Agencies (Sewer, Water, Electric), and Services
7. Urban Design (Environmental, Urban, Energy Conservation)
8. Implementation (Major Mechanisms, Phasing, Schedule)

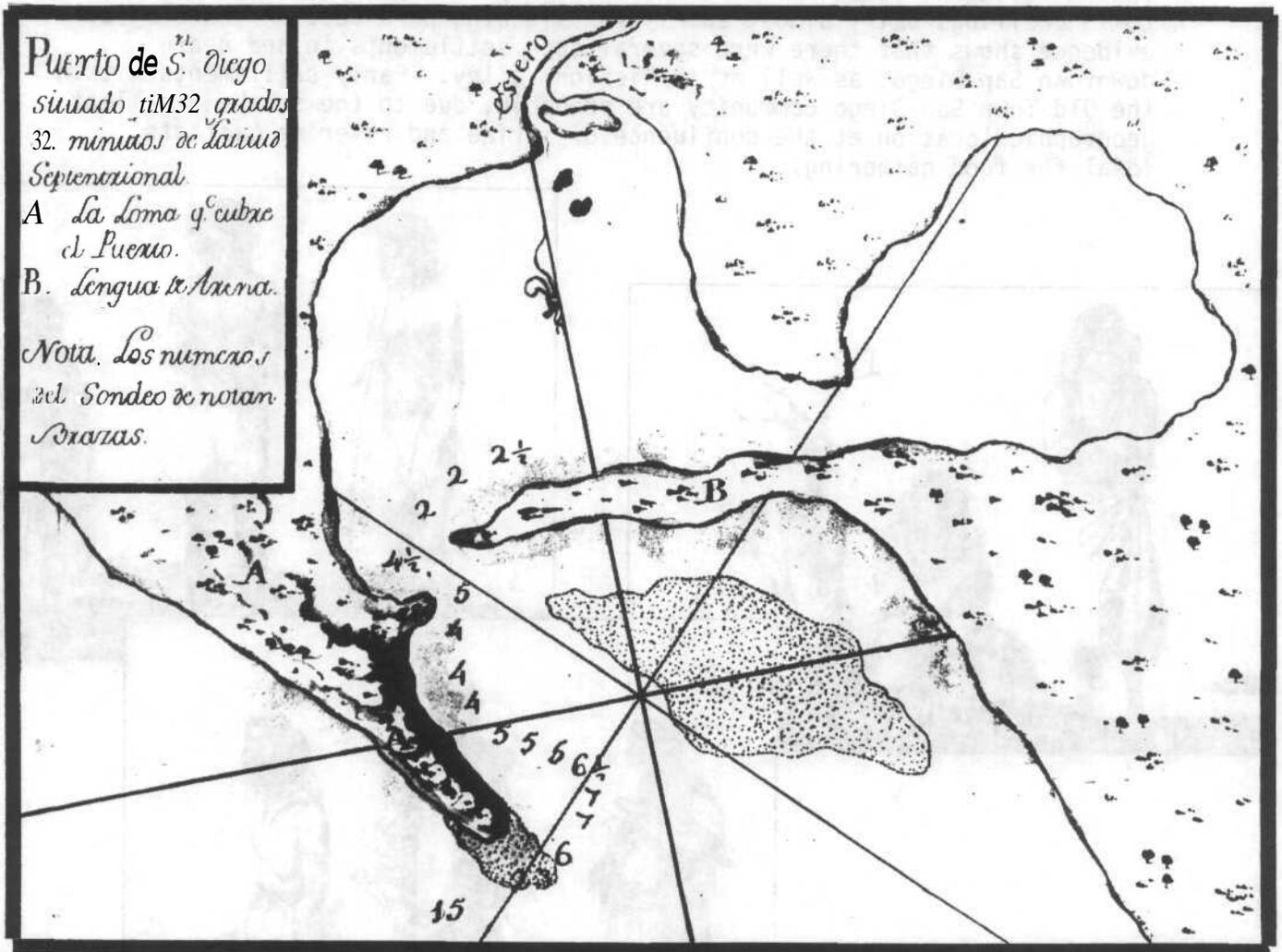
All elements include a background section, and a recommendation section setting forth the plans, policies, guidelines, and proposals which are key to the plan's formulation.

HISTORIC CONSERVATION

BACKGROUND

The rich historical past of Old Town San Diego makes this area especially significant and distinct from other parts of the City. Without this heritage, a tremendous visitor potential would, of course, not exist. It is important, therefore, to understand this background in order to prepare a comprehensive plan for the future. While there are many detailed historical accounts covering the California and San Diego areas, the principal concern here is in recognizing those aspects of early history which can be emphasized in future developments within the area. .

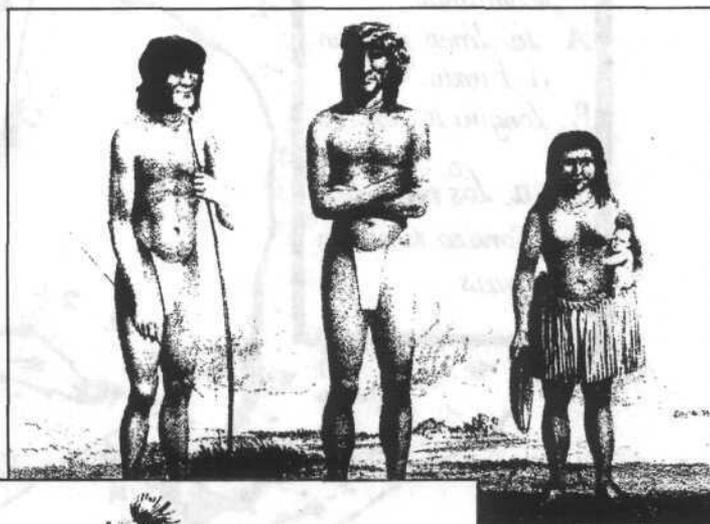
The following is a summary description of Old Town San Diego's historical setting divided into four most commonly recognized periods.



AMERICAN-INDIAN PERIOD - 5,000 B.C. TO 1542

The San Diego region was described by the early European explorers as a Mediterranean arid area, with lush sites along river valleys and marine environments. The region sustained a good supply of food which in turn sustained large populations of indians. Local indigenous tribes belonged to the Hokan-Siouian family; the earliest known culture is known as the San Dieguito which was later supplanted by the Diegueno culture. A new migration in 1,000 B.C. of Yuman-speaking indian tribes took place. These were the early settlers which the Spaniards found in the region on their arrival on these lands.

Indian settlements were of a semi-permanent nature, and were scattered about the region, primarily near food resources along the coastline and river valleys. Building materials consisted of pole frames covered with bark, brush, cattails, or other woven grasses in the shape of a dome. Indian villages, later called "rancherias" by the Spanish, consisted of 40 to 75 dwellings built almost solely for sleeping purposes. Archaeological evidence shows that there were several such settlements in and near downtown San Diego, as well as in Mission Valley. Early settlements within the Old Town San Diego community are probable, due to the site's excellent geographic location at the confluence of marine and riverine habitats, ideal for food gathering.

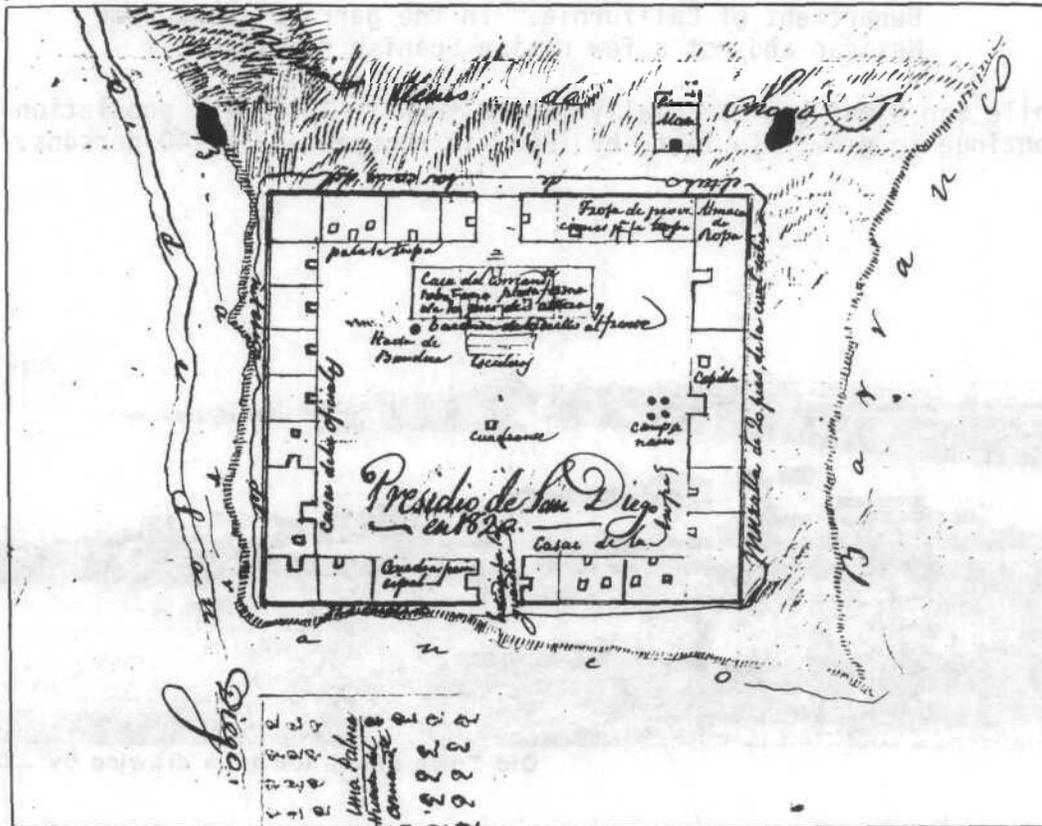


SPANISH PERIOD - 1542 TO 1821

Prior to the coming of the European, the inhabitants of the area we know as San Diego were Indians living in the village of Cosoy. The first European to appear on the scene was the explorer Juan Rodrigues Cabrillo. He discovered this land in 1542 and claimed it for Spain. At the time he named the bay San Miguel. The area was not visited again by Europeans for sixty years until Don Sebastian Vizcaino, who was in charge of a major scientific exploratory expedition, entered the harbor in 1602 and renamed it San Diego Harbor.

The Spanish did little to settle or develop the area 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 the San Diego area.

A land party of soldiers commanded by Don Gaspar Portola together with missionaries and Indians led by Father Junipero Serra arrived in San Diego in July, 1769, settling in the Old Town San Diego area. Shortly thereafter, a chapel was constructed and the Presidio built around it. Father Serra, in consecrating the chapel, established the first of many missions to be built along the California north coast. Major activities included Christianization of the indians, farming, and trading.

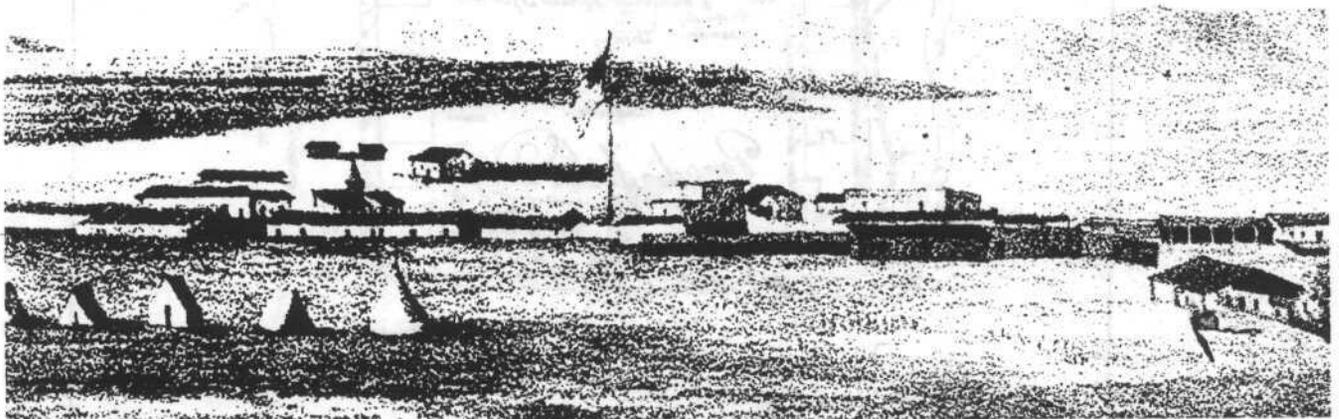


MEXICAN PERIOD - 1821 TO 1846

Following the independence of Mexico from Spain in 1821, development of buildings proceeded within the "pueblo" area approximating the Old Town San Diego of today. Activities of the 1820's involved continuing efforts to Christianize local Indians with the economic activity based on collecting and shipping beef hides and tallow to Mexico, as well as whaling and seafaring activities on nearby port areas. Old Town San Diego was visited by the famous pathfinder and fur trader, Jedediah Smith and his party in 1827. A year later they were again visited by a similar group known as the "Pattie Party" who created considerable ill-will toward Americans primarily because of their lawless behavior. A diary of William Heath Davis has survived which gives an account of Old Town San Diego indicative of the activities that took place in the 1830's. Davis first visited the area in 1831 and describes it as follows:

"It was quite a lively town. At our house, which was a building of six or eight rooms, we entertained many beautiful Spanish women at dinners and also at dancing parties. The Local Presidio was chosen from a military point of view to protect the citizens of this miniature city from the ferocious and savage Indians of those days. In the town, the inhabitants, soldiers, and citizens numbered between 400 and 500. Quite a large place. There was a great deal of gaiety and refinement here. The people were the elite of this portion of the Department of California. In the garrison were some Mexican and not a few native Spanish soldiers."

While San Diego was officially made a town in 1834, its population did not continue to grow. In fact, by 1840, it numbered only 140 persons.

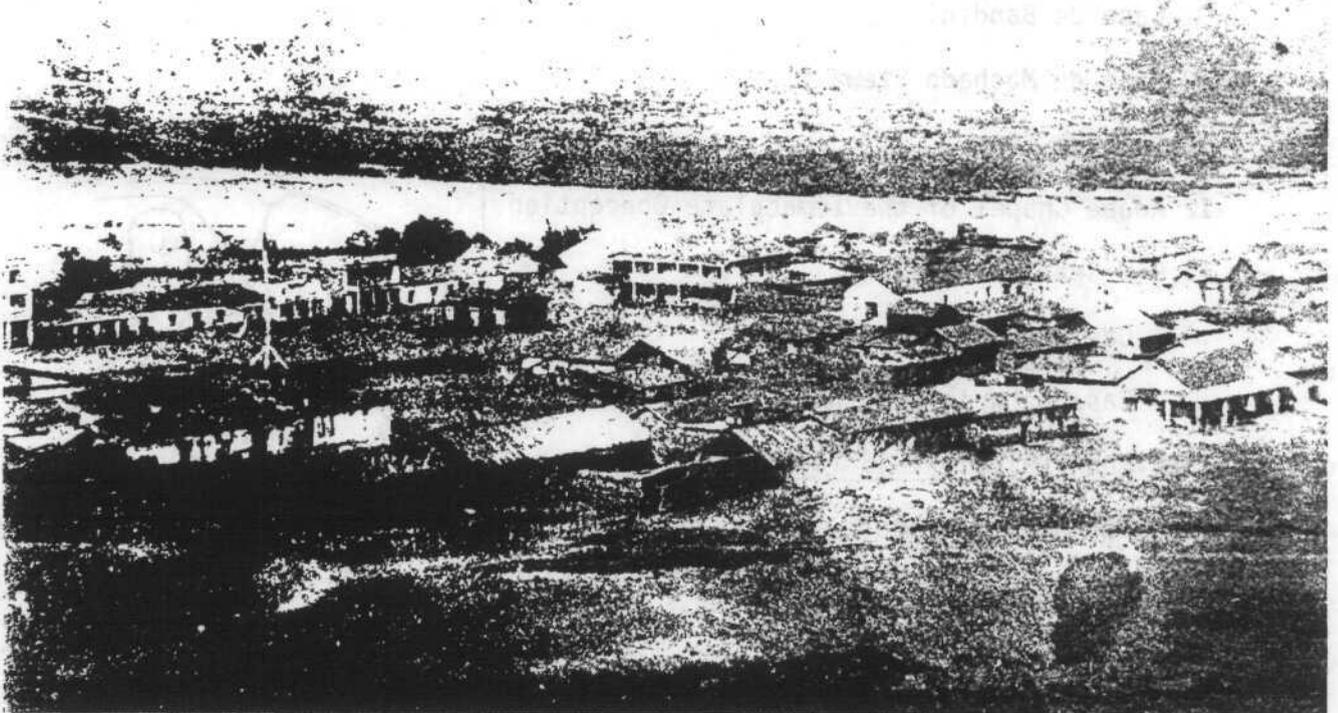


Old Town lithograph from drawing by J.D. Powell c.1848

AMERICAN PERIOD - 1846 TO 1871

The War of 1846 resulted in the acquisition of California by the United States. This acquisition helped fulfill the demands of the doctrine of "Manifest Destiny". Shortly following the war, gold was discovered in the north, bringing hordes of people to California and attracting the attention of the Nation.

The development of "new town", as it was called, on the site of present downtown San Diego began in 1850 when California became a State. The arrival of Alonzo Horton in 1867 and his subsequent investments induced a real estate boom and substantial development of downtown San Diego. City records were moved, with considerable objection, from the Whaley House in Old Town San Diego to the downtown area in 1871. This marked a shift of activity away from Old Town San Diego and was perhaps the major single event that today makes the consideration of development of the State Historic Park possible. If Old Town San Diego had continued to function as the administrative and economic center of the city, very little, if any, physical evidence would remain of Mexican and early American development.



Old Town c.1867 (J. Henfield)

Examples of the historic past of Old Town San Diego can be found today in the historic buildings and sites that do exist. Many of these structures are presently restored or in the process of restoration. It is unfortunate and perhaps tragic, that priceless historic buildings have been lost forever to newer developments. The following is a partial list of historical sites according to the historic period to which they belong, many of these sites have been reconstructed, and are being preserved as part of the Historical Presidio Park and the State Historic Park.

SPANISH PERIOD - 1542 TO 1821

1 San Diego Presidio Site

2 Casa de Carrillo

MEXICAN PERIOD - 1821 TO 1846

3 Casa de Estudillo

4 Fort Stockton Site

5 Casa de Lopez

6 Plaza (Washington Square)

7 Casa de Pedrorena

8 Casa de Machado de Silvas

9 Casa de Bandini

10 Casa de Machado Stewart

11 Casa de Pico

12 Adobe Chapel of the Immaculate Conception

13 Old Spanish Cemetery

- Casa de Light and Freeman

- Casa de Wrightington

AMERICAN PERIOD - 1846 TO 1871

14 Mason Street School

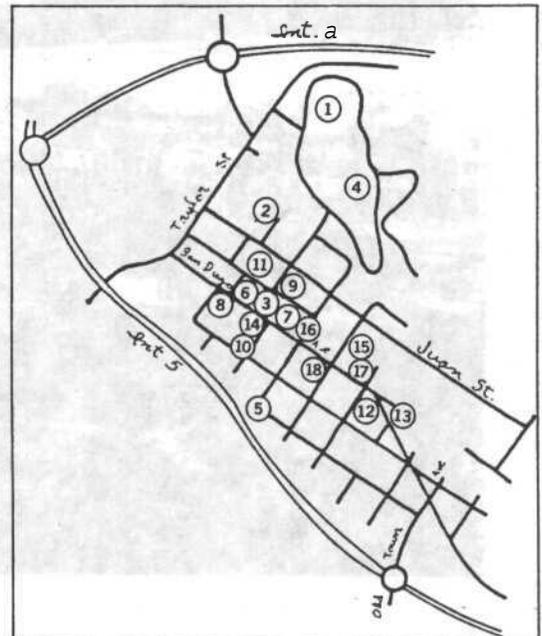
15 Derby Pendleton House

16 Casa de Altamirano

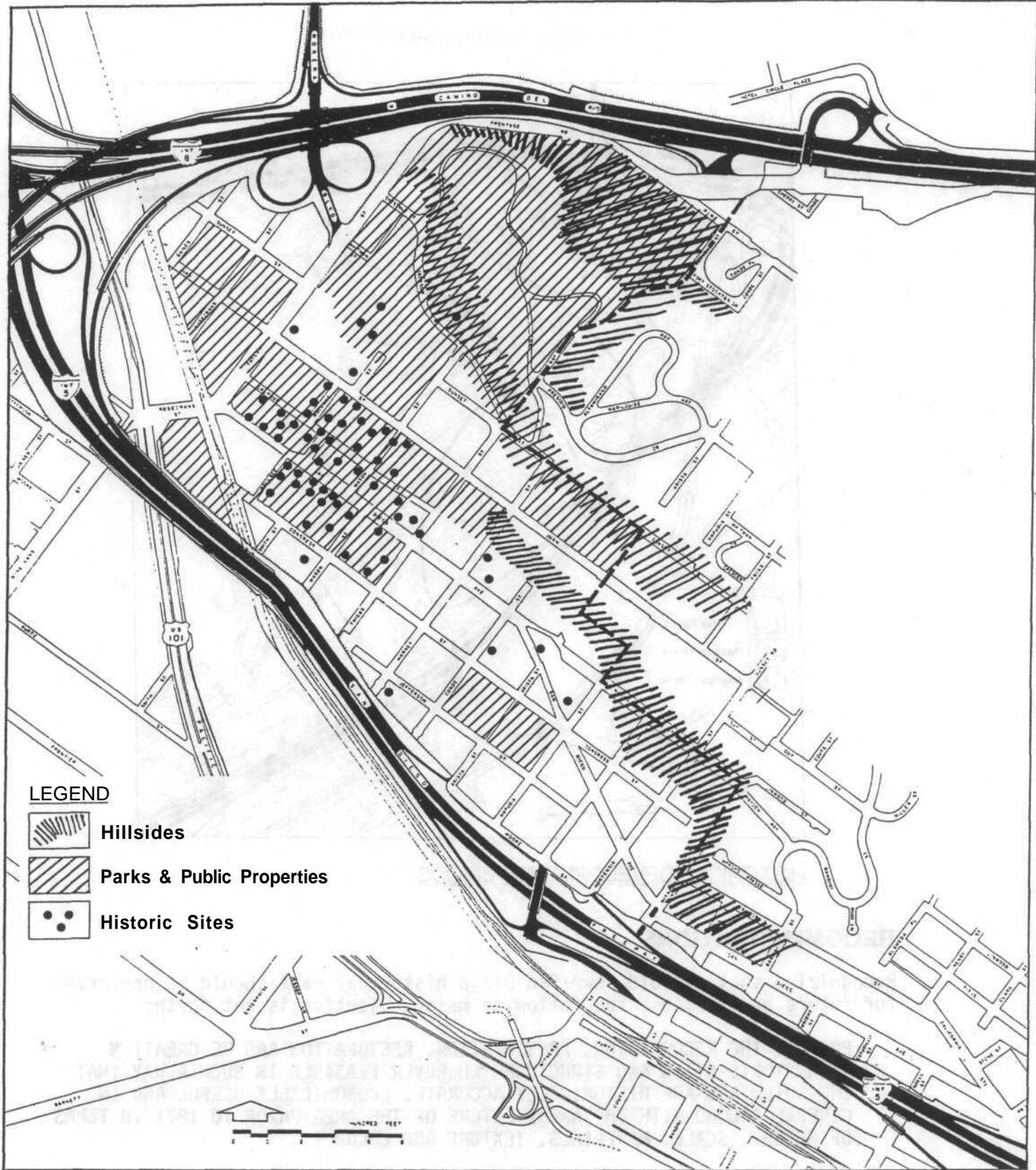
17 Whaley House

18 Gatewood House

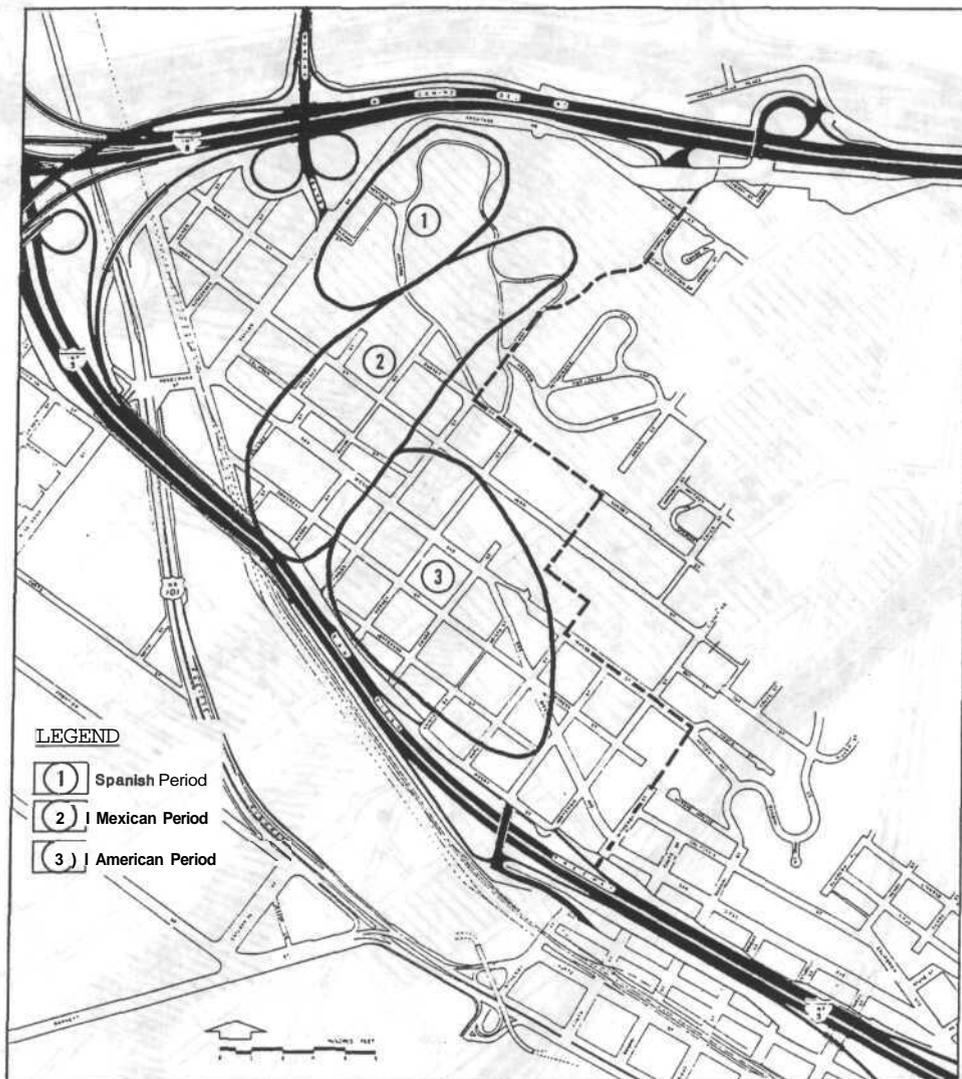
- Casa de Rodriguez



With this background the following Community Plan provides overall guidance for the future of Old Town San Diego in a manner that integrates the physical development elements of land use, **circulation** and public **facilities** with a community **environment** which strives to **capitalize** on the economic and **cultural** value of this historic center of California.



INVENTORY OF HISTORICAL DEVELOPMENT



HISTORICAL DEVELOPMENT PERIODS

RECOMMENDATIONS

Recognizing that the Old Town San Diego historical past should be preserved for future generations, the following major objective is set forth:

PROMOTE THE RECOGNITION, PRESERVATION, RESTORATION AND RE-CREATION OF HISTORIC SITES AND STRUCTURES WHEREVER FEASIBLE IN SUCH A WAY THAT THE BUILDINGS ARE HISTORICALLY ACCURATE, ECONOMICALLY USEFUL AND IN GENERAL ACCORD WITH THE ARCHITECTURE OF THE AREA PRIOR TO 1871 IN TERMS OF HEIGHT, SCALE, MATERIALS, TEXTURE AND COLOR.

ENCOURAGE THE DEVELOPMENT OF AN HISTORIC CORE IN THE IMMEDIATE VICINITY OF THE OLD TOWN SAN DIEGO PLAZA THAT STRONGLY REFLECTS THE CHARACTER OF THE TOWN FROM ITS FOUNDING TO 1871.

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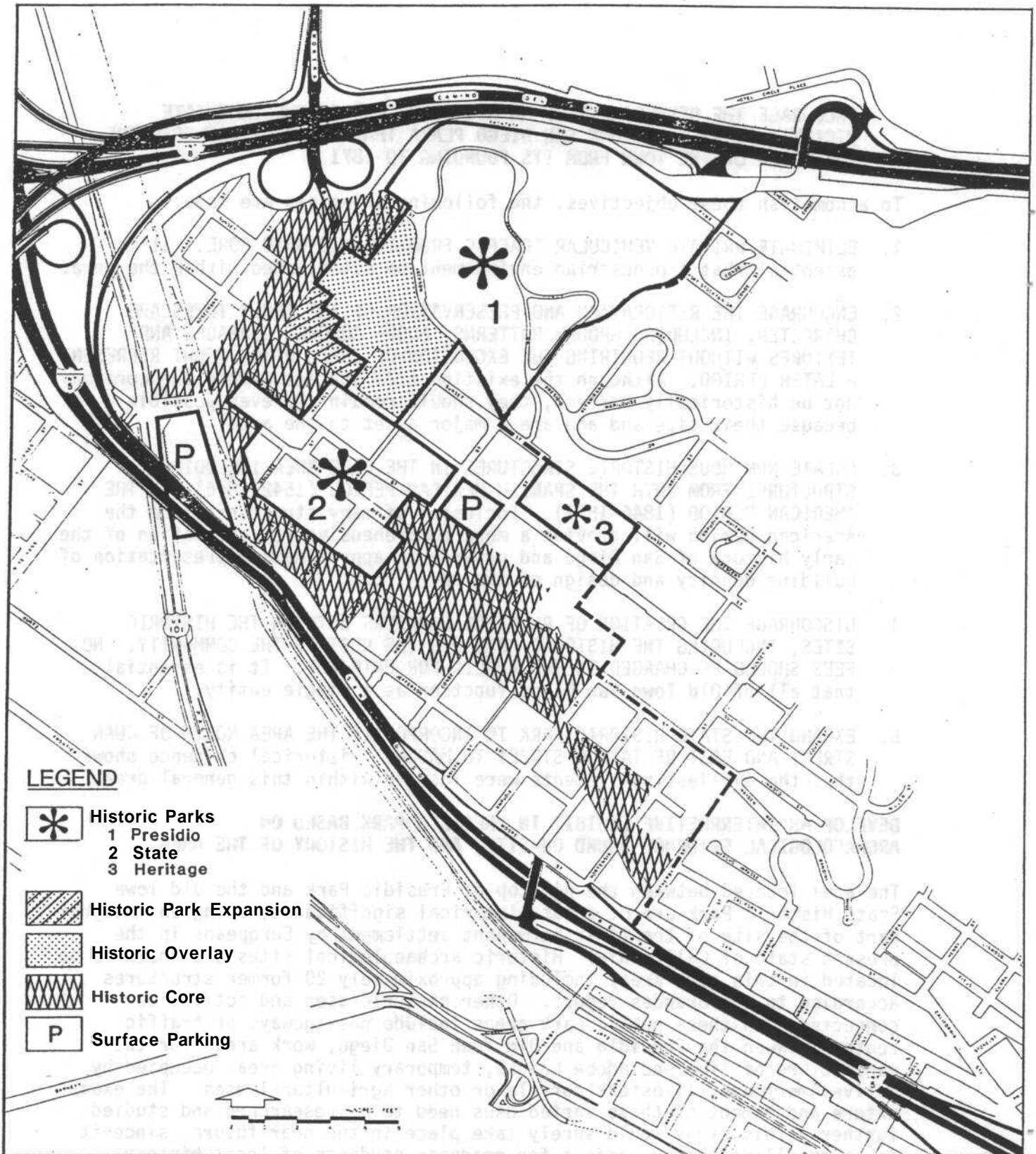
To accomplish these objectives, the following proposals are made:

1. ELIMINATE PRIVATE VEHICULAR TRAFFIC FROM THE HISTORIC CORE. It is essential that a pedestrian environment be established within the core.
2. ENCOURAGE THE RESTORATION AND PRESERVATION OF THE EARLY TOWNSCAPE CHARACTER, INCLUDING GROUND PATTERNS, ADOBE COLORED SURFACES AND TEXTURES WITHOUT REQUIRING THE EXCLUSION OF TREES WHICH MIGHT REPRESENT A LATER PERIOD. Although the existing tree species within the core may not be historically correct, they should remain wherever possible because their size and age are a major asset to the area.
3. LOCATE NUMEROUS HISTORIC STRUCTURES IN THE CORE AREA INCLUDING STRUCTURES FROM BOTH THE SPANISH-MEXICAN PERIOD (1542-1846) AND THE AMERICAN PERIOD (1846-1871). Inclusion of many structures from the American period will provide a more comprehensive representation of the early history of San Diego and provide an approximate representation of building density and design of the early town.
4. DISCOURAGE THE CREATION OF PHYSICAL BARRIERS BETWEEN THE HISTORIC SITES, INCLUDING THE HISTORIC CORE AND THE REST OF THE COMMUNITY. NO FEES SHOULD BE CHARGED TO THE PUBLIC FOR ENTRANCE. It is essential that all of Old Town San Diego function as a single entity.
5. EXPAND THE STATE HISTORIC PARK TO INCORPORATE THE AREA NORTH OF JUAN STREET AND EAST OF TAYLOR STREET TO MASON. Historical evidence shows that the earliest settlements were located within this general area.

DEVELOP AN INTERPRETIVE EXHIBIT IN PRESIDIO PARK BASED ON ARCHAEOLOGICAL EVIDENCE FOUND ON-SITE, AND THE HISTORY OF THE AREA.

The area located between the hilltop at Presidio Park and the Old Town State Historic Park are of great historical significance, being an integral part of the site of the first permanent settlement by Europeans in the present state of California. Historic archaeological sites are known to be located in this park area, including approximately 20 former structures according to the Brandes report. Other historic uses and activities connected with these public park areas include passageways or traffic routes between the Presidio and Old Town San Diego, work areas for the manufacture of lime and adobe bricks, temporary living areas occupied by Native Americans, livestock corrals or other agricultural uses. The exact nature and extent of these varied uses need to be researched and studied further. This study would surely take place in the near future, since it is an excellent thesis project for graduate students of local history.

Clearly, the retention of these open space park lands by the City of San Diego is highly desirable. The most appropriate use for these park lands is as a historic park providing appropriate historic interpretive exhibits.



HISTORICAL ELEMENT-RECOMMENDATIONS

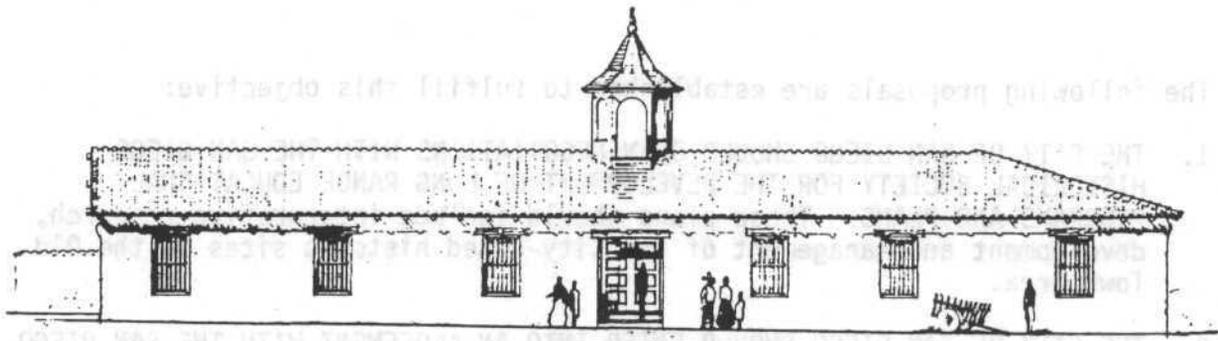
The following proposals are established to fulfill this objective:

1. THE CITY OF SAN DIEGO SHOULD OPEN NEGOTIATIONS WITH THE SAN DIEGO HISTORICAL SOCIETY FOR THE DEVELOPMENT OF LONG RANGE EDUCATIONAL PROGRAMS AND PLANS. These plans should **include** interpretive research, development and management of the City-owned historic sites in the Old Town area.
2. THE CITY OF SAN DIEGO SHOULD ENTER INTO AN AGREEMENT WITH THE SAN DIEGO HISTORICAL SOCIETY TO CONDUCT INTERPRETIVE PROGRAMS for school classes and the public at large on historic sites in the Presidio area and the Serra museum.
3. THE TALL SHRUBS AND HEAVY SCREEN PLANTING WHICH ARE LOCATED ON THE SLOPE ABOVE THE GOLF COURSE SHOULD BE THINNED to **reestablish** a clear **visual link** between Old Town San Diego and the Presidio in conjunction with the Park and Recreation Master **Plan** described in #2 and #3.

INSURE THAT WITHIN THE AREA OF OLD TOWN SAN DIEGO, THE FEW REMAINING PHYSICAL ELEMENTS OF THE HISTORIC PAST ARE PRESERVED AND THAT FUTURE RESTORATION AND NEW DEVELOPMENT PROGRAMS AND ACTIVITIES ARE COMPATIBLE.

The following proposals are established to fulfill this objective:

1. THE HISTORICAL SITE BOARD SHOULD CONTINUE TO DEVELOP RECOMMENDATIONS AND PROGRAMS FOR PRESERVATION OF HISTORIC STRUCTURES AND SITES. The purpose and intent of establishing the Historic Site Board was "...for the identification, protection, retention and preservation of historic sites in The City of San Diego." It, therefore, appears appropriate that the Board continue to pursue its current efforts to insure the identification of **historical** sites.
2. OLD TOWN SAN DIEGO SHOULD BE DEVELOPED AS A LIVING, VIABLE VILLAGE COMMUNITY RATHER THAN AS A MUSEUM PIECE. The **Old Town San Diego** community should serve as a setting for the many activities and functions appropriate to **development** objectives and the unique **environmental** qualities of the area.



CASA DE ESTUDILLO

